

# ZONING REPORT

Case # 1222-01

## Applicant & Subject Property

**City Council District:** 4

**Applicant/Owner:** ADR Investments

**Address:** 802, 810 & 814 Naval Air Station Drive, 629 & 631 Claride Street

**Location:** At the southeast corner of Naval Air Station Drive and Claride Street

**Legal Description:** Lots, 7, 8, 9 & 10, Block 5, Flour Bluff Estates #2

**Acreage of Subject Property:** 1.08 acres

**Pre-Submission/Early Assistance Meeting:** 11/07/2022

## Zoning Request

**From:** "CG-1" General Commercial District

**To:** "CG-1/SP" General Commercial District with a Special Permit

**Purpose of Request:** To allow for warehouse uses

## Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"CG-1" General Commercial	Vacant, Commercial	Transition Aviation Special
North		Vacant, Commercial	
South		Vacant	
East	"CG-1" General Commercial, "IL" Light Industrial	Commercial	Transition Aviation Special, Commercial
West	"CG-1" General Commercial	Low-Density Residential	Transition Aviation Special

**Plat Status:** Properties are platted

**Code Violations:** None.

**AICUZ:** The properties are not located in the AICUZ.

## Transportation and Circulation

	Designation-Urban Street	Section Proposed	Section Existing
Naval Air Station Drive	F1 Freeway/Expressway	400-foot ROW 4 -10 Lanes	90-foot ROW 5 Lanes, 80 Feet
Claride Street	Local/Residential	50-foot ROW 2 Lanes, 28 feet	28-feet ROW 2 Lanes, 26 Feet

Utilities	
<b>Gas:</b> 4" WS along the southern property line, 2" WS along the western property line. <b>Stormwater:</b> Storm ditch along the northern property line. <b>Wastewater:</b> 8" Clay lines along the eastern and northern property lines. <b>Water:</b> 8" ACP line along the eastern property line.	
Corpus Christi Comprehensive Plan	
<b>Plan CC:</b> Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. <b>Area Development Plan (ADP):</b> According to Plan CC the subject property is located within the Flour Bluff Area Development Plan (Adopted on June 22, 2021) <b>Water Master Plan:</b> No improvements have been proposed. <b>Wastewater Master Plan:</b> No improvements have been proposed. <b>Stormwater Master Plan:</b> No improvements have been proposed.	
Public Notification	
Number of Notices Mailed	<ul style="list-style-type: none"> <li>• 16 in a 200-foot notification area</li> <li>• 1 outside 200-foot notification area</li> </ul>
In Opposition	<ul style="list-style-type: none"> <li>• 0 inside the notification area</li> <li>• 0 inside the notification area</li> <li>• 0.00% in opposition within the 200-foot notification area</li> </ul>
Public Hearing Schedule	
<b>Planning Commission Hearing Date:</b> December 14, 2022 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> January 31, 2023 <b>City Council 2<sup>nd</sup> Reading Date:</b> February 14, 2023	

### Subject Property Background:

According to Nueces County Appraisal District records, the combined properties have been vacant since 2000.

### Comprehensive Plan (Plan CC) Consistency:

The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design
  - Regulations to protect military and civilian airfield and airport use are in place
    - Adopt appropriate regulations consistent with the recommendations of the Joint Land Use Study.
    - Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests
  - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

- Encourage orderly growth of residential, commercial, and industrial areas.
- Promote a balanced mix of land uses to accommodate continued growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

**Future Land Use Map Consistency:**

The proposed rezoning is consistent with the Future Land Use map.

- Designated Future Land Use: Transition Aviation Special District.

**Area Development Plan (ADP): Flour Bluff**

- The proposed rezoning is consistent with the ADP.

**Staff Analysis:**

“While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis staff notes the following:

- The proposed rezoning is compatible with the Future Land Use Map which recommends the “TASD” Transition Aviation Special District. The “TASD” is a district for the transition from residential to nonresidential uses.
- The proposed rezoning is compatible with the Flour Bluff ADP which recommends the “Transition Aviation Special District. The ADP also states “There are two factors to consider when designating land use, how land is currently being used and potentially could be used in the future. In both cases, zoning provides the most direct tool to guide the development of land.”
- The proposed rezoning is compatible with the Joint Land Use Study (JLUS), which is also cited in the Flour Bluff ADP.
  - NAS-CC and the City prepared and adopted a JLUS in 2013 that called for land use changes to ensure compatibility with military and civilian aviation.
  - For NAS-CC, this means avoiding residential land uses and other concentrations of people between the military installation and South Padre Island Drive.
  - Implementing this recommendation of the JLUS is particularly important for NAS-CC, one of the most important employers in Corpus Christi.
- Light Subzone of the Military Compatibility Area Overlay District (MCAOD).
- The convergence of Naval Air Station Drive, Waldron Road, and South Padre Island Drive forms a regional commercial node, appropriate for general commercial uses and warehousing. The corridor of Naval Air Station Drive from South Padre Island Drive (SH 358) to the entrance of the Naval Air Station is commercial in nature.
- There is sufficient road infrastructure for the proposed development.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning.

**Planning Commission and Staff Recommendation:** Approval of the rezoning from the “CG-1” General Commercial District to the “CG-1/SP” General Commercial District with a Special Permit and subject to the following conditions.

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district are as defined by the Unified Development Code (UDC) in Section 5.1.5.B "Warehouse and Freight Movement" except bus barn, coal and coal storage and sales, milk distributing station, the stockpiling of sand, gravel, or other aggregate materials, Lumberyard or other building material establishment that sells primarily to contractors and does not have a retail orientation.
2. **Buffer Yard:** A 20-foot buffer yard and 20 points shall be required along the property boundaries adjacent to single-family zoning districts or residential uses.
3. **Screening:** A solid screening fence at a minimum of 7 feet in height shall be installed along the property line shared with adjacent properties.
4. **Lighting and Noise:** Proposed development shall be compliant with the Unified Development Code Section 6.5 Military Compatibility Area Overlay District.
5. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
6. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

# Attachment A: Zoning and Notice Area

