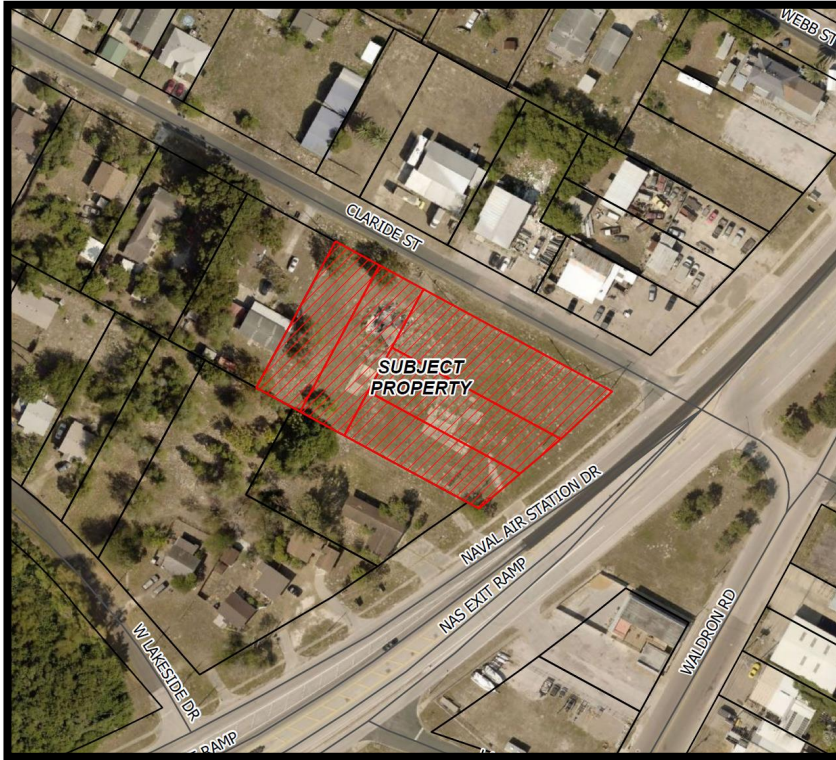
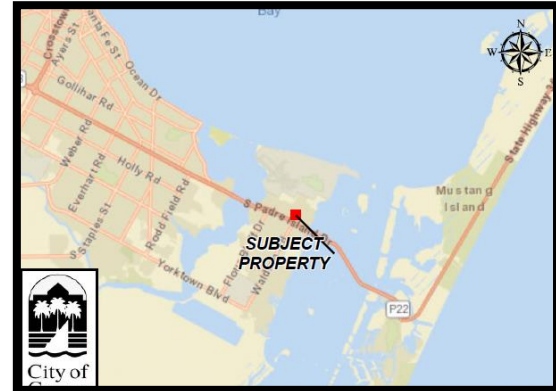


Zoning Case 1222-01



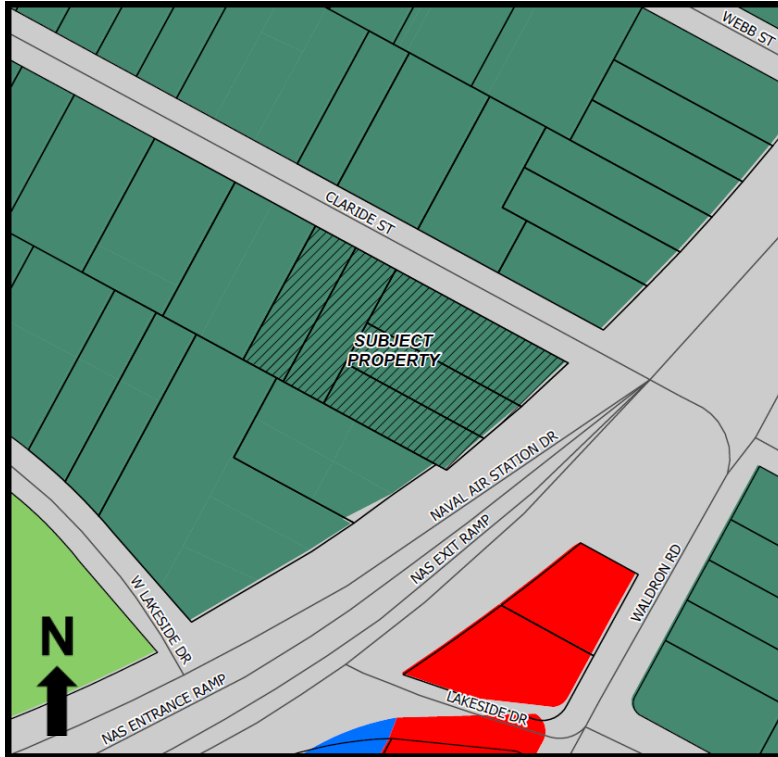
ADR Investments DISTRICT 4

Rezoning for properties at
810 Naval Air Station Drive
From "CG-1" General Commercial
District to "CG-1/SP" General
Commercial with a Special Permit



City Council
January 31, 2023

Zoning and Land Use



Proposed Use:

Storage/Warehouse

Area Development Plan:

Flour Bluff

Future Land Use Map:

Transition Aviation Special District

Existing Zoning:

"CG-1" General Commercial District

Adjacent Land Uses:

- North: Commercial (Zone: "CG-1")
- South: Vacant (Zone: "CG-1")
- East: Vacant, Commercial (Zone: "CG-1")
- West: Low-Density Residential (Zone: "CG-1")

Public Notification

16 Notices mailed inside 200' buffer
1 Notice(s) mailed outside 200' buffer

Notification Area

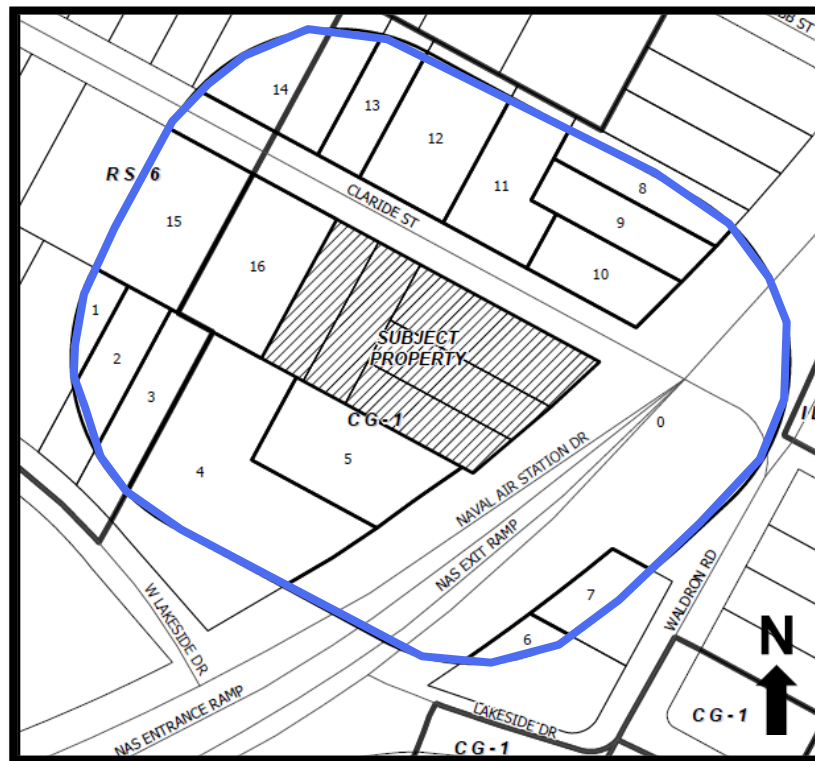
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



*Notified property owner's land in SQFT/ Total square footage of all property in the notification area = Percentage of public opposition.



Staff Analysis And Recommendation

- 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.
- There is sufficient road infrastructure for the proposed development.

PLANNING COMMISSION AND STAFF RECOMMENDATION: Approval of the rezoning request from “CG-1” General Commercial District to the “CG-1/SP” General Commercial District with a Special Permit with Conditions

Special Permit 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 coke storage and sales, milk distributing station, the stockpiling of sand, gravel, or other aggregate materials, Lumber yard 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.