

# ZONING REPORT

Case # 0523-01

## Applicant & Subject Property

**City Council District:** 3

**Owner:** WinnCo Investments LLC.

**Applicant:** American Realty Services, Inc.

**Address:** 6302 Old Brownsville Road, located along the north side of Old Brownsville Road (FM 665) and Saratoga Boulevard (SH 357), west of Joe Mireur Road (FM 763), and east of South Padre Island Drive (SH 358).

**Legal Description:** 95.37 acres out of Tracts 3 and 4, Kelly Margaret, Land Assessors Map 149

**Acreage of Subject Property:** 95.37 Acres

**Pre-Submission Meeting:** 03/28/2023

## Zoning Request

**From:** "FR" Farm Rural District

**To:** "R-MH" Manufactured Home District

**Purpose of Request:** To allow for a Mobile Home Park.

## Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Agriculture	Light Industrial
North	"FR" Farm Rural, "IH" Heavy Industrial	Vacant, Agriculture	Light Industrial
South	"FR" Farm Rural, "RS-6" Single-Family 6, "CG-2" General Commercial, "IL" Light Industrial	Vacant, Agriculture, Residential Estate, Low- Density Residential, Commercial	Low-Density Residential, Commercial, Light Industrial
East	"FR" Farm Rural District	Agricultural	Medium-Density Residential, Commercial Light Industrial
West	"FR" Farm Rural District, "RS-6" Single-Family 5	Agricultural, Low-Density Residential	Light Industrial

**Plat Status:** The property is not platted.

**Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):** No.

**AICUZ (Air Installation Compatibility Use Zone):** Yes – Clear Zone and Accidental Potential 1 Zone for Corpus Christi International Airport (CCIA).

**Code Violations:** None.

Transportation and Circulation			
Old Brownsville Road	Designation-Urban Street	Section Proposed	Section Existing
	"A-3" Primary Arterial Divided	6 Lanes, 130 feet	2 Lanes, 50 feet
<b>Transit:</b> The Corpus Christi RTA provides service 2.5 miles to the southeast of the subject property via the Ayers 19 route, and to the north of the subject property via Morgan/Port 16 route.			
<b>Bicycle Mobility Plan:</b> The subject property is more than 2 miles away from any proposed facilities.			
Utilities			
<b>Gas:</b> 6" WS line along Old Brownsville Road, HP 16" WS line 875 feet from the western border of the property. <b>Stormwater:</b> Stormwater Ditch along Old Brownsville Road. <b>Wastewater:</b> 4" VCP service line along the eastern side of Old Brownsville Road. <b>Water:</b> 16" ACP line along Old Brownsville Road.			
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 Port/Airport/Violet Area Development Plan (Amended on February 28, 1995). <b>Joint Land Use Study:</b> Identifies goals, policies, and implementation strategies necessary to achieve greater land use compatibility surrounding Navy airports was adopted in 2013. <b>Corpus Christi International Airport Master Plan Update:</b> Establishes a program for the improvement of existing facilities and the development of additional facilities over the next 20 years. <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>• 18 within a 200-foot notification area</li> <li>• 6 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 % in opposition within the 200-foot notification area (1 individual property owner)</li> </ul>	

Public Hearing Schedule
<b>Planning Commission Hearing Date:</b> May 31, 2023 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> July 18, 2023 <b>City Council 2<sup>nd</sup> Reading Date:</b> July 25, 2023

**Comprehensive Plan Consistency:**

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
  - Housing and Neighborhoods
    - Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
- **Plan CC:** The proposed rezoning is inconsistent 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.
    - Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests.
  - CC Airport Planning District Future Land Use Map
    - Subject property designed for Light Industrial.
    - Avoid development that is incompatible with the operation of military airfields and the CCIA.
- **Future Land Use Map:** The proposed rezoning is inconsistent.
  - Designated Future Land Use: Light Industrial within the Safety Subzone of CCIA and AICUZ design standards.
  - Continue to consider the compatibility of proposed uses with military airfield operations.
- **Area Development Plan (Port/Airport/Violent):** The proposed rezoning is inconsistent with the following:
  - Plan Goals and Objectives: Minimize incompatible land uses surrounding the airport while encouraging aviation-dependent industrial businesses to take advantage of the proximity and access to the airport.
  - Land Use: Protection of the airport from incompatible activities.
  - The City should encourage development around the airport as displayed in Figure 4 (See Attachment B).
  - The City should prohibit any new residential development, schools, hospitals, or churches from locating within 1.5 miles of the ends of any existing/proposed runways. The subject property's northern boundary is 1.15 miles from the ends of the existing runways.
- **Corpus Christi International Airport Master Plan Update:** The proposed rezoning is inconsistent with the following:
  - Chapter 6: Environmental Overview

- Compatible Land Uses - According to the City of Corpus Christi, the future land uses surrounding Airport property are industrial (heavy and light) and public. The future land uses within the noise contours are identified by the City of Corpus Christi to be public uses, industrial (heavy and light), and small sections of drainage corridors. These land uses are considered compatible land uses for Airport activity and no future impacts with compatible land uses are anticipated.
- **Joint Land Use Study (JLUS):** The proposed rezoning is inconsistent with the following:
  - Air Installation Compatibility Zone (AICUZ/Safety Subzone of CCIA) – The subject property is partially located within the AICUZ, specifically the Clear Zone (CZ) and Accident Potential 1 Zone (APZ-1). The CZ extends 3,000 feet immediately beyond the runway and has the highest potential for accidents. The APZ-1 extends 2,500 feet beyond the CZ. (See Attachment B).

### **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 inconsistent with the Future Land Use Map and is with many broader elements of the City of Corpus Christi Comprehensive Plan:

- Inconsistent with Plan CC regarding future land use and avoidance of incompatible land uses.
- Inconsistent with the Future Land Use Map.
- Inconsistent with the ADP which states to minimize incompatible land uses, protect the airport from such incompatible uses, and prohibit residential uses within 1.5 miles at the ends of the existing runway.
- Inconsistent with the Joint Land Use Study.
- The subject property is located within the CZ and APZ-1 of the AICUZ/Safety Subzones of the CCIA.
- Approximately 23 acres of the proposed rezoning (95.37 acres) lie within the AICUZ.
- Maximum density of “R-MH” is 12/dwelling acres per unit. The acreage of the proposed rezoning would allow a maximum density of 1,444 units.

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 denial of the change of zoning.

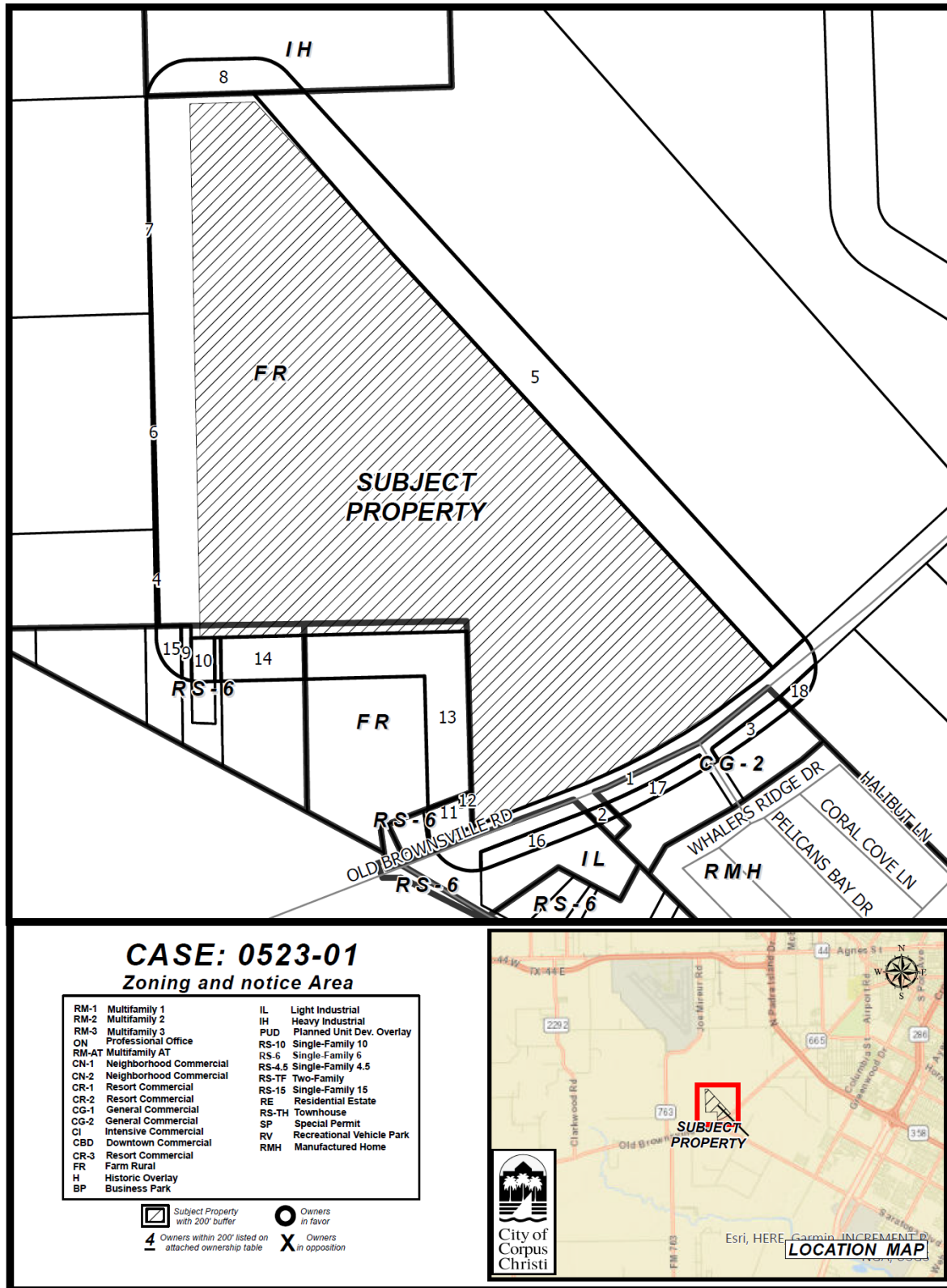
**Staff Recommendation:** Denial of the change of zoning from the “FR” Farm Rural District to the “R-MH” Manufactured Home District.

Note: The Navy’s Community Planning Liaison and CCIA staff were consulted regarding the potential rezoning and concurred with the staff’s recommendation of denial.

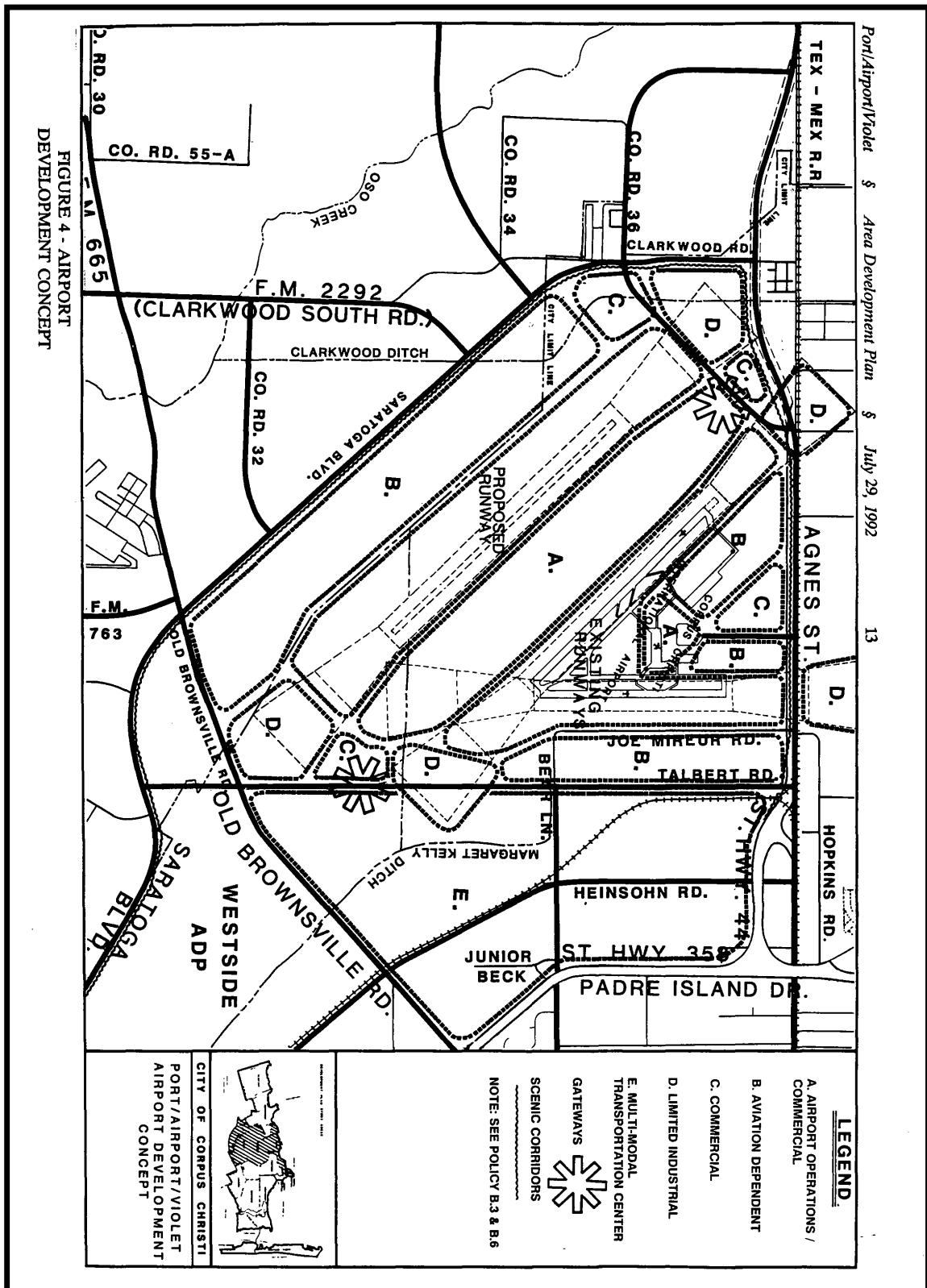
**Attachments:**

- A. Existing Zoning and Notice Area map.
- B. Port/Airport Violet ADP (Figure 4)
- C. AICUZ Map

## ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



## ATTACHMENT B: PORT/AIRPORT/VIOLET ADP – FIGURE 4



ATTACHMENT C: AICUZ 0523-01

