

ZONING REPORT

Case # ZN8539

Applicant & Subject Property			
<p>District: 1 Owner/Applicant: 2AVH Calallen LP Address: 3601 Interstate Highway (IH 69), located along the west side of IH 69 and the north side of County Road 52 (CR 52), on the northwest corner of IH 69 and CR 52. Legal Description: 25.2 acres out of Lot 8, Block 1, Nueces River Irrigation Park Acres of Subject Property: 25.2 acres Pre-Submission Meeting: November 22, 2024</p>			
Zoning Request			
<p>From: "FR" Farm Rural District To: "CG-2" General Commercial District Purpose of Request: To allow commercial development to include retail and restaurant uses.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Agricultural, Estate Residential	Medium-Density Residential
North	"RS-6" Single-Family 6	Low Density Residential	Medium-Density Residential
South	"RM-2" Multifamily, "CG-2" General Commercial	Agricultural	Mixed Use
East	Transportation (IH 69)		
West	"RS-6" Single-Family 6, "CG-2" General Commercial	Agricultural, Commercial	Medium Density Residential
<p>Plat Status: The subject property is not platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.</p>			
Transportation and Circulation			
Interstate 69	Designation	Section Existing	
	"F1" Freeway/Expressway	A freeway with two main lanes in each direction, accompanied by two additional access roads on each side	
County Road 52	Designation	Section Proposed	Section Existing
	"A2" Secondary Arterial Divided	4 Lanes, 100 feet	2 Lanes, Center Turn Lane 110 feet
Utilities			

Gas: A 6-in service line located along IH 69.
Stormwater: A 10-inch line along IH 69.
Wastewater: 6-inch PVC line located along the rear property line.
Water: 12-inch PVC line located along IH 69.

Corpus Christi Comprehensive Plan (Plan CC)

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Northwest Area Development Plan (Adopted in 2001).

Water Master Plan: Improvements/No improvements have been proposed.

Wastewater Master Plan: Improvements/No improvements have been proposed.

Stormwater Master Plan: Improvements/No improvements have been proposed.

Roadway Master Plan: Improvement/No improvements have been proposed.

Public Notification

Number of Notices Mailed	9 within a 200-foot notification area 3 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0% in opposition within the 200-foot notification area (0 individual property owners)

Public Hearing Schedule

Planning Commission Hearing Date: January 8, 2025
City Council 1st Reading/Public Hearing Date: March 18, 2025
City Council 2nd Reading Date: March 25, 2025

Background:

The subject property is currently zoned “FR” Farm Rural District, which consists of vacant property and has remained undeveloped since annexation in 1995. To the north is a property zoned “RS-6” with Estate Residential uses. Further to the north is a Wal-Mart zoned “CG-2” General Commercial District. To the south, agricultural uses are zoned “RM-2” Multifamily District and “CG-2” General Commercial District. To the east across Interstate 69. To the west are agricultural and commercial uses zoned “RS-6” Single-Family 6 District and “CG-2” General Commercial District. “CG-2” General Commercial District is also central to the subject property and is currently a Hobby Lobby, an arts and crafts and home décor retail store.

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodations, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

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

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- 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. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- The expansion of business uses along Northwest Boulevard (F.M. 624) or any other arterial street should be planned and zoned so that the traffic carrying capacity of the street is protected. (Policy Statement E).
- Large-scale commercial uses are encouraged on both sides of US 77 (IH-69) north of Robstown. (Policy Statement F).

Northwest ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is inconsistent with the Northwest ADP and FLUM designation of medium-density residential use.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s rezoning request purpose and researched 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 consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, does not hurt the adjacent properties, and warrants an amendment to the Future Land Use map.
- Locating residential homes adjacent to a freeway is not a sound planning decision due to the potential negative impacts on future residents' quality of life and environmental health. Therefore, it is encouraged to prioritize updating the future land use map section of the Northwest ADP.
- Approving the zoning change will align the property with the existing general commercial district centrally and adjacently.

Permitting Process: (If applicable)

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Staff Recommendation:

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 from the “FR” Farm Rural District to the “CG-2” General Commercial District.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Site Plan

(A) Metes & Bounds Description and Exhibit



SCALE 1" = 400'

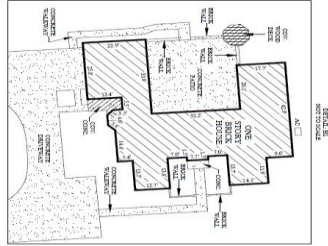


EXHIBIT
 THIS SURVEY WAS MADE IN REFERENCE TO THE ABOVE TITLE COMPANY AND IS CERTIFIED TO BE CORRECT IN ACCORDANCE WITH THE RECORDS OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. THE LOCATION OF SURVEY POINTS IS SHOWN ON THE ATTACHED PHOTOGRAPHIC AERIAL PHOTOGRAPH. THIS SURVEY IS LIMITED TO THE TITLE COMMENT.

SURVEY NOTES
 1. THE PROPERTY IS LOCATED IN THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 34S, RANGE 12E, COUNTY 10E, TEXAS.
 2. THE PROPERTY IS BOUNDED BY THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
 3. THE PROPERTY IS BOUNDED BY THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
 4. THE PROPERTY IS BOUNDED BY THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
 5. A METERS AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

FLOOD ZONE
 BY ORDER: NOTHING ONLY THIS PROPERTY IS LOCATED WITHIN ZONE X, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND IS NOT LOCATED IN A FLOOD HAZARD ZONE.



ALTA NSRS SURVEY OF
 A 3.756 ACRE TRACT BEING OUT OF LOT & BLOCK 1, NICHES HYPER IRRIGATION PARK SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 54, MAP RECORDS NICHES COUNTY, TEXAS, SAID LOT & BLOCK ALSO BEING DESCRIBED IN A DEED RECORDED IN VOLUME 121, PAGES 305 - 306, DEED RECORDS NICHES COUNTY, TEXAS, SAID 3.756 ACRE TRACT ALSO BEING OUT OF A 49.9 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 146, PAGE 692, DEED RECORDS NICHES COUNTY, TEXAS.

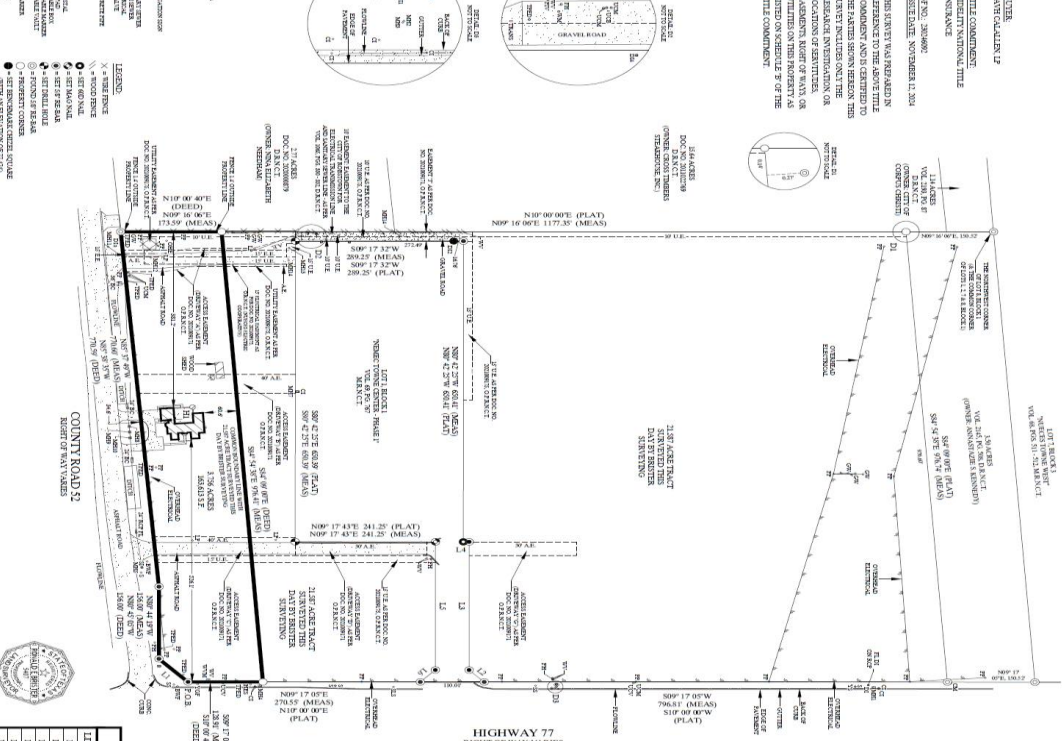


EXHIBIT 1: METES AND BOUNDS DESCRIPTION
 BEING A SURVEY OF A 3.756 ACRE TRACT BEING OUT OF LOT & BLOCK 1, NICHES HYPER IRRIGATION PARK SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 54, MAP RECORDS NICHES COUNTY, TEXAS, SAID LOT & BLOCK ALSO BEING DESCRIBED IN A DEED RECORDED IN VOLUME 121, PAGES 305 - 306, DEED RECORDS NICHES COUNTY, TEXAS, SAID 3.756 ACRE TRACT ALSO BEING OUT OF A 49.9 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 146, PAGE 692, DEED RECORDS NICHES COUNTY, TEXAS.

GROUP TABLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 87° 12' 30" W	317.16	S 87° 12' 30" W	317.16
L2	S 87° 12' 30" W	317.16	S 87° 12' 30" W	317.16
L3	S 87° 12' 30" W	317.16	S 87° 12' 30" W	317.16
L4	S 87° 12' 30" W	317.16	S 87° 12' 30" W	317.16
L5	S 87° 12' 30" W	317.16	S 87° 12' 30" W	317.16
L6	S 87° 12' 30" W	317.16	S 87° 12' 30" W	317.16

MANIPULATE TABLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE
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UTILITY NOTE
 THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED ON VISUAL SURVEY AND NO EXCAVATIONS WERE MADE TO DETERMINE THE DEPTHS OF THE UTILITIES.

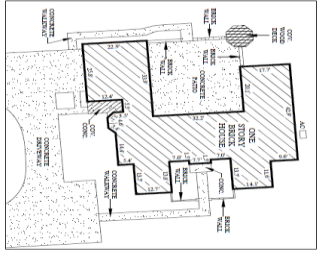
LEGAL NOTE
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STATUTES OF THE STATE OF TEXAS, AND THAT THE SURVEY WAS MADE BY A LICENSED SURVEYOR AND IS CORRECT IN ACCORDANCE WITH THE RECORDS OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

Ronald C. Borchert
 LICENSED SURVEYOR, STATE NO. 12345
 DATE: NOVEMBER 15, 2023



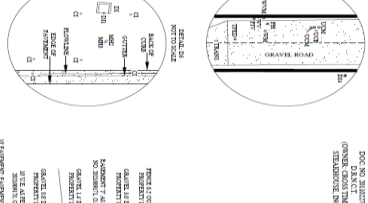


ATLANSPP SURVEY OF A 1.87 ACRE TRACT BEING OUT OF LOT 8 BLOCK 1, NIECES RIVER IRRIGATION PARK SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 54, MAP RECORDS NIECES COUNTY, TEXAS SAID LOT 8 ALSO BEING DESCRIBED IN A DEED RECORDED IN VOLUME 111, PAGE 303 - 306 DEED RECORDS NIECES COUNTY, TEXAS

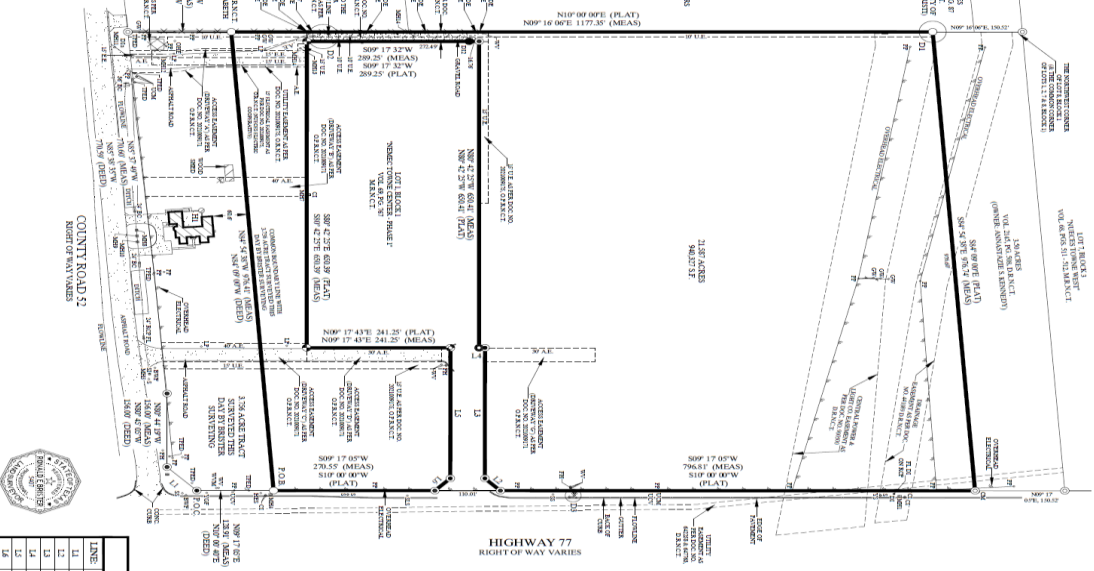


EXEMPTION FROM AD VALOREM TAXES
THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 113, SUBCHAPTER 113.03, ARTICLE 113.05, SECTION 113.051, OF THE TEXAS CONSTITUTION. THE SURVEY IS EXEMPT FROM AD VALOREM TAXES AS PROVIDED BY SECTION 113.051 OF THE TEXAS CONSTITUTION.

REMARKS:
1. THE SURVEY AREA IS 1.87 ACRES.
2. THE SURVEY AREA IS BOUND BY THE NIECES RIVER IRRIGATION PARK SUBDIVISION.
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NOTES:
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LINE BEARING	DISTANCE	BEARING	DISTANCE
S 89° 42' 30" W	367.77 MEAS.	S 89° 42' 30" W	367.77 FEAT.
S 89° 42' 30" W	367.77 MEAS.	S 89° 42' 30" W	367.77 FEAT.
S 89° 42' 30" W	367.77 MEAS.	S 89° 42' 30" W	367.77 FEAT.
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MANIPULATE TABLE

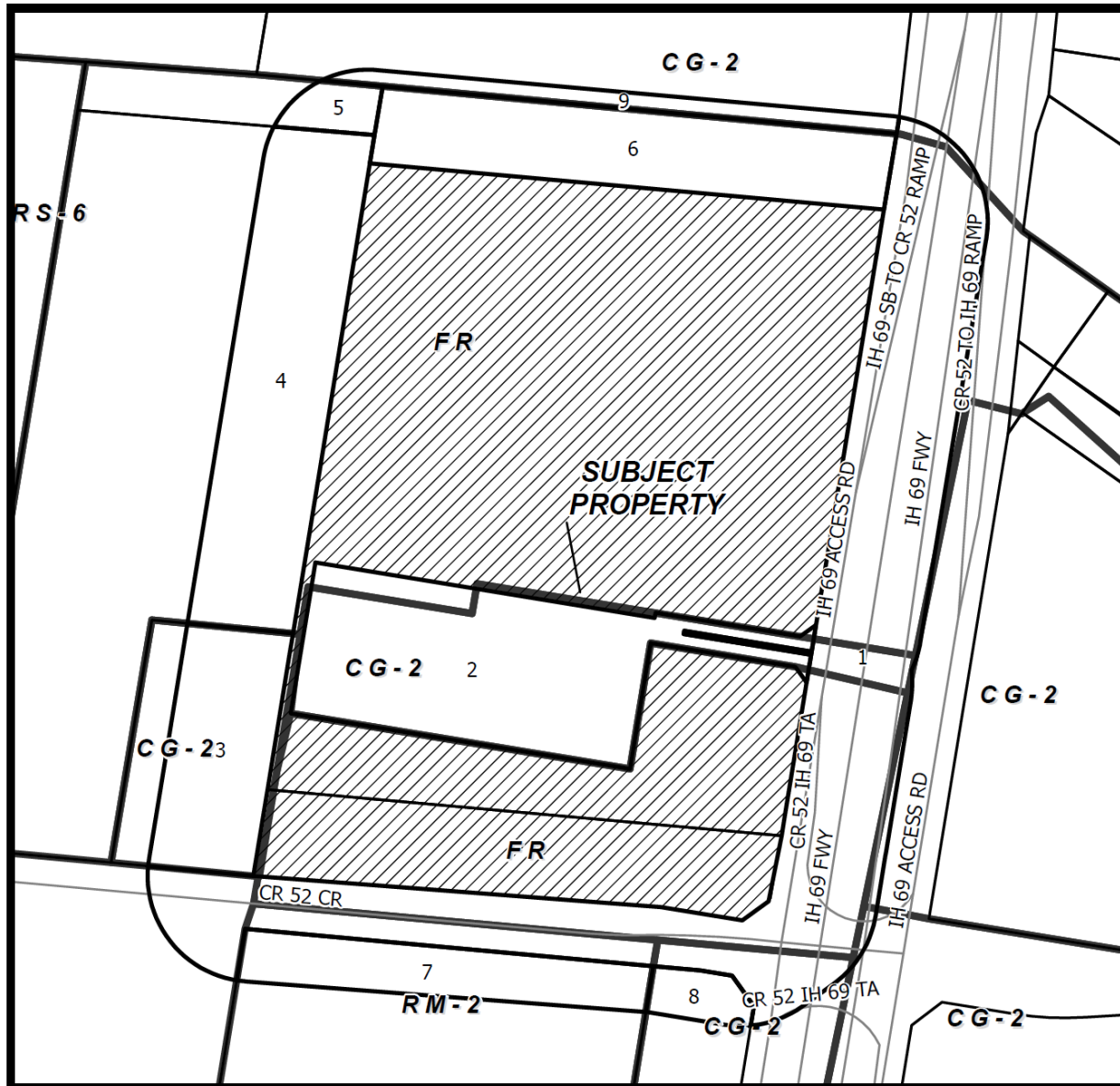
ADP	TYPE	SIZE	BEARING	DISTANCE	SECTION
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10

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Ronald E. Baetz
REGISTERED SURVEYOR

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P.O. Box 1000
Tomball, Texas 77375
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Fax: 281-295-1112
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(B) Existing Zoning and Notice Area Map



CASE: ZN8539
Zoning and notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-1F Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition

