



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 16, 2024
Second Reading for the City Council Meeting of July 23, 2024

DATE: June 16, 2024

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
Alraymond@cctexas.com
(361) 826-3275

**Rezoning for a property at or near
1501 South Nineteenth Street**

CAPTION:

Zoning Case No. ZN8270 Ferco Homes (District 2).
Ordinance rezoning property at or near 1501 South Nineteenth Street from the RS-6 Single-Family District to the RM-1 Multifamily District; providing for a penalty not to exceed \$2,000 and publication (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow for multifamily uses.

BACKGROUND AND FINDINGS:

The subject 0.21-acre, undeveloped and vacant, parcel is out of the southeast area, along the west side of South Nineteenth Street, and the east side of Lynch Street; both "Local" Residential rights-of-way. The neighborhood is generally characterized by an elaborate general commercial district on the perimeter, along Ayers Street, South Staples Street, and Morgan Avenue, and moderate patches of less intense commercial districts along Baldwin Boulevard, and Crosstown Expressway (SH 286); the arrangement and distribution of parcels indicate an original district for single-family uses in the interior. Annexations before the 1960s granted initial zoning districts of "RS-6." Collector streets are generally lined with office and public/semi-public uses in the area.

While the area was annexed in 1938, subdivisions appear to date to an earlier time. In some areas, modest and elaborate "RS-TF" Districts buffer commercial zoning districts, while multiple scenarios exist where patches or blocks of two-family districts are planted amid single-family uses. The single- and two-family districts, at times, are home to apartment structures. Multi-family districts are not found in the interior.

To the north properties are zoned "RS-TF" Two-Family District and "RS-6" Single-Family District, with vacant, and low-density residential uses. The properties to the south, west, and east are zoned "RS-6" Single-Family, with low-density residential uses.

The applicant is requesting an amendment to the current zoning district to

accommodate a multi-family development; specifically, apartments. The “RM-1” Multi-Family District permits apartments, single-family and two-family houses, townhomes, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

The proposed rezoning is inconsistent with the Future Land Use Map, however, is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.

Public Input Process

Thirty-seven (37) notices were mailed within the 200-foot notification area, and 7 outside the notification area.

As of June 17, 2024:

In Favor 0 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
---	--

A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

Denial of the change of zoning from the “RS-6” Single-Family District to the “RM-1” Multifamily Zoning District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission and Staff recommended approval of the change of zoning from the “RS-6” Single-Family District to the “RM-1” Multifamily District on May 29, 2024.

Vote Results

For: 7

Against: 0

Absent: 2

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report