

# ZONING REPORT

Case # ZN8200

## Applicant & Subject Property

**District:** 2  
**Owner:** Barajas Family Corporation  
**Applicant:** Martha Barajas  
**Address:** 2823 S Port Avenue and 2511 San Jacinto Drive, located at the southwest intersection of South Port Avenue and San Jacinto Drive, south of Baldwin Boulevard.  
**Legal Description:** Lot 3A & 4, Block 6, High Terrace  
**Acreage of Subject Property:** 0.44 acre(s)  
**Pre-Submission Meeting:** January 24, 2024

## Zoning Request

**From:** "RS-6" Single-Family 6 District and "CG-2" General Commercial District  
**To:** "CG-2" General Commercial District  
**Purpose of Request:** To allow for commercial use (specifically a retail plaza with a possible restaurant use).

## Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RS-6" Single-Family 6, "CG-2" General Commercial	Vacant, Commercial	Commercial
<b>North</b>	"CG-2" General Commercial	Transportation, Medium-Density Residential	Transportation, Commercial
<b>South</b>	"RS-6" Single-Family 6, "CG-2" General Commercial	Commercial	Commercial
<b>East</b>	"CG-2" General Commercial	Transportation, Commercial	Transportation, Commercial
<b>West</b>	"RS-6" Single-Family 6	Low-Density Residential	Medium-Density Residential

**Plat Status:** The subject property consists of two platted lots per MRNCT (Map Records of Nueces County Texas); Lot 3A, Block 6, High Terrace per Volume 44 Page 113; Lot 4, Block 6, High Terrace per Volume 8, Page 14.  
**Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):** The subject property is not within a MCAOD District.  
**Code Violations:** None.

## Transportation and Circulation

	Designation	Section Proposed	Section Existing
<b>South Port Avenue</b>	"A1" Minor Arterial Undivided	4 Lanes, Center Turn Lane, 95 Feet	4 Lanes, Center Turn Lane, 100 Feet
<b>San Jacinto Drive</b>	"Local" Residential	1 Lane & On-Street Parking, 50 Feet	1 Lane, & Parking 50 Feet t

**Transit:** The Corpus Christi RTA (Regional Transportation Authority) provides service to the subject property via bus routes *12 Hillcrest/Baldwin*, *21 Arboleda*, and *23 Molina*, along South Port Avenue, near Jacinto Drive.

**Bicycle Mobility Plan:** The subject property is approximately 315 feet north of a proposed Bike Boulevard, along McArthur Street/Cleo Street, which connects to planned one-way cycle tracks along Tarlton Street, and a planned buffered bike lane, along South 19th Street.

### Utilities

**Gas:** A 2-inch gas line exists along the southern boundary of the subject property and along South Port Avenue.

**Stormwater:** An 18-inch RCP line exists along the north side of San Jacinto Drive, and a 24-inch RCP line along the east side of South Port Avenue.

**Wastewater:** An 8-inch VCP line exists along the north side of San Jacinto Drive, and a 15-inch VCP exists along the east side of South Port Avenue.

**Water:** A 6-inch ACP line exists along the south side of San Jacinto Drive, and a 16-inch CIP exists along the west side of South Port Avenue.

### 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) was adopted in 2016.

**ADP (Area Development Plan):** According to Plan CC the subject property is located within the Westside Area. The Westside ADP was updated on January 10, 2023.

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

**Wastewater Master Plan:** No improvements have been proposed.

**Stormwater Master Plan:** No improvements have been proposed.

### Public Notification

Number of Notices Mailed

40 within a 200-foot notification area  
6 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 owner)

### Public Hearing Schedule

**Planning Commission Hearing Date:** April 3, 2024

**City Council 1<sup>st</sup> Reading/Public Hearing Date:** May 14, 2024

**City Council 2<sup>nd</sup> Reading Date:** May 21, 2024

### Background:

The subject property is an approximate half-acre, vacant and undeveloped, parcel in the westside area of the city, along the east side of South Port Avenue, an "A1" class arterial, and the south side of San Jacinto Drive, a local residential road, and abuts a large residential district. The subject property is within the High Terrace Subdivision of 1940.

The properties to the north are zoned "CG-2" General Commercial with Medium-Density Residential use. To the east of the subject property, and further South Port Avenue, are

properties zoned "CG-2" General Commercial District with commercial uses; as well as to the south of the site. The west of the subject parcel is the low-density "RS-6" Single-Family 6, High Terrace subdivision, with Medium-Density Residential uses.

The "CG-2" General Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales, and services, vehicle sales and services, and water-oriented uses. The applicant is requesting an amendment to the current zoning district to allow for commercial use that may include a restaurant and/or retail sales and services, and restaurant 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:

- *Housing and Neighborhoods:*
  - The design of new developments promotes a broader sense of neighborhood and community.
    - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.
- *Future Land Use, Zoning, and Urban Design:*
  - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
    - Encourage the protection and enhancement (neighborhood commercial support) of residential neighborhoods.
    - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
    - Encourage orderly growth of new residential, commercial, and industrial areas.
    - 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.
    - Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses.

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

The proposed rezoning is consistent with the Westside ADP and FLUM designation of Commercial.

**Staff Analysis:**

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 consistent with many goals of Plan CC and the FLUM's designation of commercial.
- Plan CC recommends development patterns that support a high quality of life. While the plan supports less intense commercial uses in adjacency to residential use; the development pattern along South Port Avenue reveals otherwise and appears to be the norm. With the pattern not reflecting the most appropriate transition, the UDC will ensure that development compatibility is achieved; through the prescription of buffers,

increased setbacks, limitation on hours of operation with certain site features, and visual barriers such as fencing and screening.

- Sited within a large general commercial district along South Port Avenue, and the residential-zoned lot with a FLUM designation of commercial, and the staggering arrangement pattern of the commercial district, the amendment will not impact the surrounding properties.

**Staff Recommendation:**

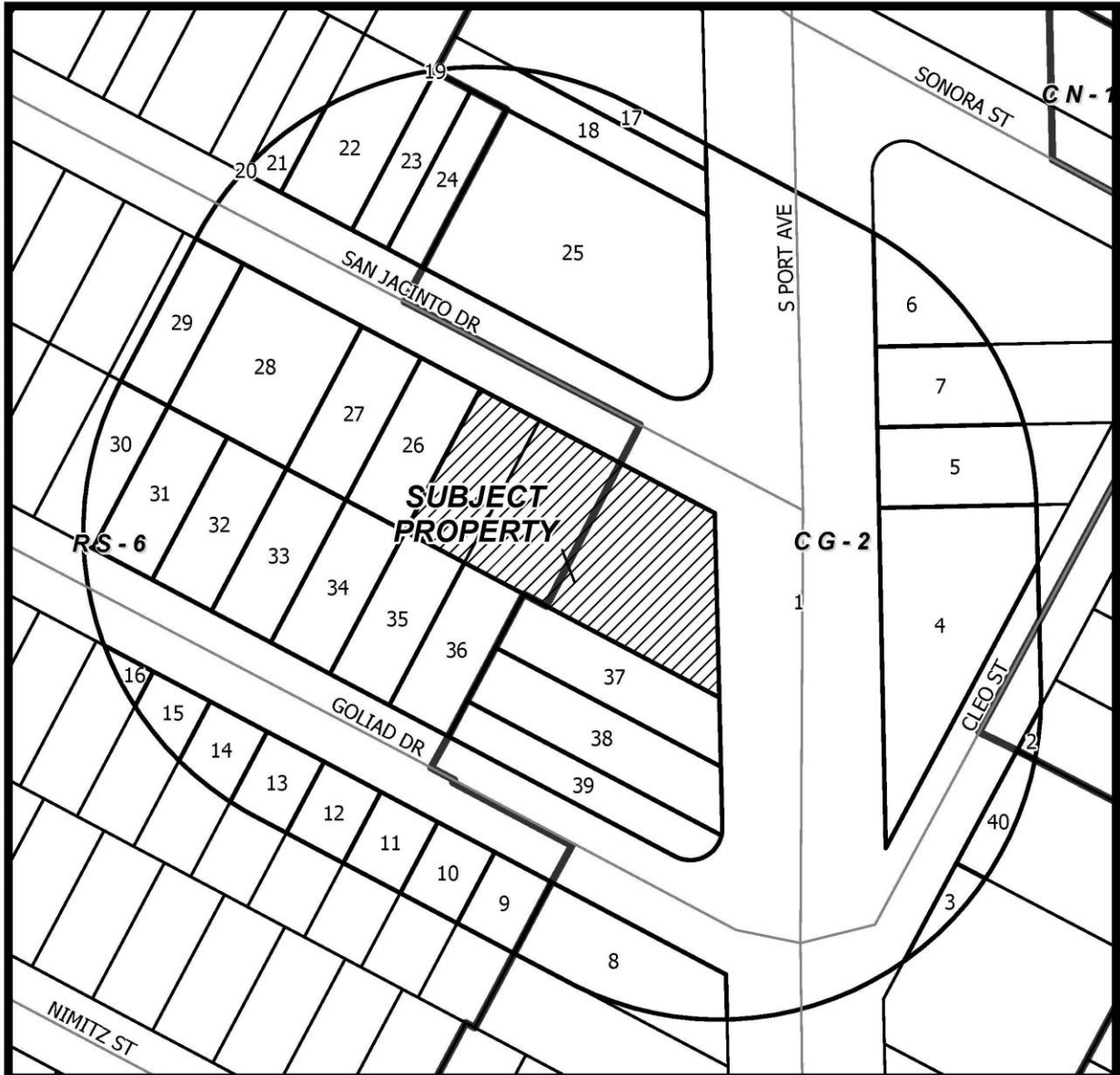
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends **approval** of the change of zoning.

- The Zoning Map amendment will not have a negative impact on the surrounding neighborhood.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.

**Attachment(s):**





(A) Existing Zoning and Notice Area Map.

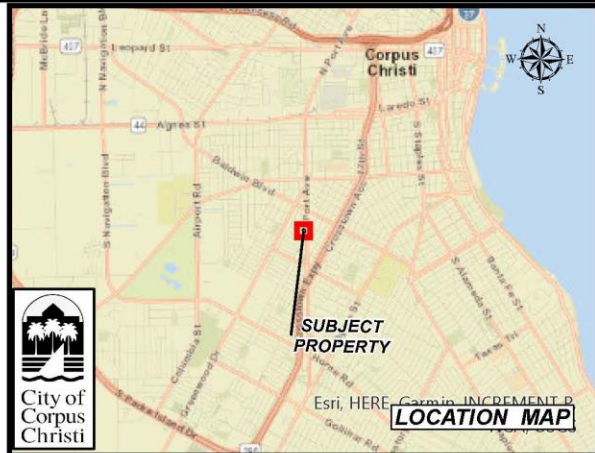
(A) Existing Zoning and Notice Area Map



**CASE: 0424-02**  
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-TF 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



Esri, HERE, Garmin, INCREMENT P  
**LOCATION MAP**