

# ZONING REPORT

Case No. 0122-01  
 INFOR No. 21ZN1049

Planning Commission Hearing Date: January 26, 2022  
 City Council District: 1

<b>Applicant &amp; Subject Property</b>	<b>Owner:</b> Javier de la Garza <b>Applicant:</b> Brister Surveying <b>Location Address:</b> 2407 Mary Street <b>Legal Description:</b> Patrick Webb, Block 11, lots 7-10 (located along the south side of Mary Street, east of 22 <sup>nd</sup> Street, and west of south 19 <sup>th</sup> Street)			
<b>Zoning Request</b>	<b>From:</b> "RM-1" Multifamily 1 District <b>To:</b> "RS-4.5" Single-Family 4.5 District <b>Area:</b> 0.34 acres <b>Purpose of Request:</b> To allow for the construction of single-family homes			
<b>Zoning and Land Use</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	Site	"RM-1" Multifamily 1 District	Low Density Residential	Medium Density Residential
	North	"RS-6" Single-Family 6 District	Vacant, Low Density Residential	Medium Density Residential
	South	"RS-6" Single-Family 6 District, "RM-3" Multifamily 3 District	Vacant, Low Density Residential	Medium Density Residential
	East	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	West	"RS-6" Single-Family 6 District, "RM-3" Multifamily 3 District	Vacant, Medium Density Residential	High Density Residential
	Property is platted but is currently undergoing the replatting process. No zoning violations on record.			
<b>Area Development Plan</b>	The subject property is located within the boundaries of the Westside Area Development Plan and is planned for medium density residential uses. The Future Land Use Map proposes medium density residential uses. The proposed rezoning is consistent with the area development plan.			

<b>Transportation &amp; Circulation</b>	The subject property has approximately 50 feet of street frontage along the Mary Street which is designated as a “Local / Residential” Street. According to the Urban Transportation Plan, “Local / Residential” Streets can convey a capacity up to 500 Average Daily Trips (ADT). The subject property also has street frontages along 21 <sup>st</sup> and 22 <sup>nd</sup> streets which are also “Local / Residential.”				
	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	<b>Mary Street</b>	Local/Residential	50’ ROW 28’ paved	35’ ROW 20’ paved	Not Applicable
	<b>21<sup>st</sup> Street</b>			28’ ROW 22’ paved	
<b>22<sup>nd</sup> Street</b>	25’ ROW 22’ paved				
<b>Utilities</b>	<b>Water</b>	<b>Wastewater</b>	<b>Gas</b>	<b>Storm Water</b>	
	6-inch ACP line located along Mary Street.	8-inch VCP line located along Mary Street.	2-inch line located along Mary Street.	15-inch line located along Mary Street.	

**Staff Summary:**

**Development Plan:** The subject property is 0.34 acres in size. The owner is proposing to keep the single-family house currently on the property and build two additional single-family homes. The property is undergoing the replatting process.

**Comprehensive Plan Consistency:** The proposed rezoning to the “RS-4.5” Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies were considered:

- WESTSIDE AREA DEVELOPMENT PLAN – B3. POLICY STATEMENT  
Encourage new owner-occupied housing in the area bounded by the Crosstown Expressway, Horne Road, Airport Road, and Agnes Street by reducing local street widths, required lot sizes, sidewalk requirements, and by encouraging innovative designs and technologies in new developments.
  - Reduction of requirements should be contingent upon a guarantee that new housing will be owner occupied.
- PLAN CC – HOUSING & NEIGHBORHOODS, Goals and Strategies, Housing
  - Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
    - Support the planning, regulatory and funding initiatives needed to provide a diversity of housing types—rental and ownership, market-rate and assisted—to meet community needs.
  - Corpus Christi sustains and maintains established neighborhoods.

- PLAN CC – FUTURE LAND USE, ZONING & URBAN DESIGN, Goals and Strategies  
Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
  - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- The owner is proposing to keep the single-family house currently on the property and build two additional single-family homes. As most homes in the neighborhood are existing non-conforming lots with shortened setbacks and smaller than required lot widths, the rezoning is in keeping with the character of the neighborhood.

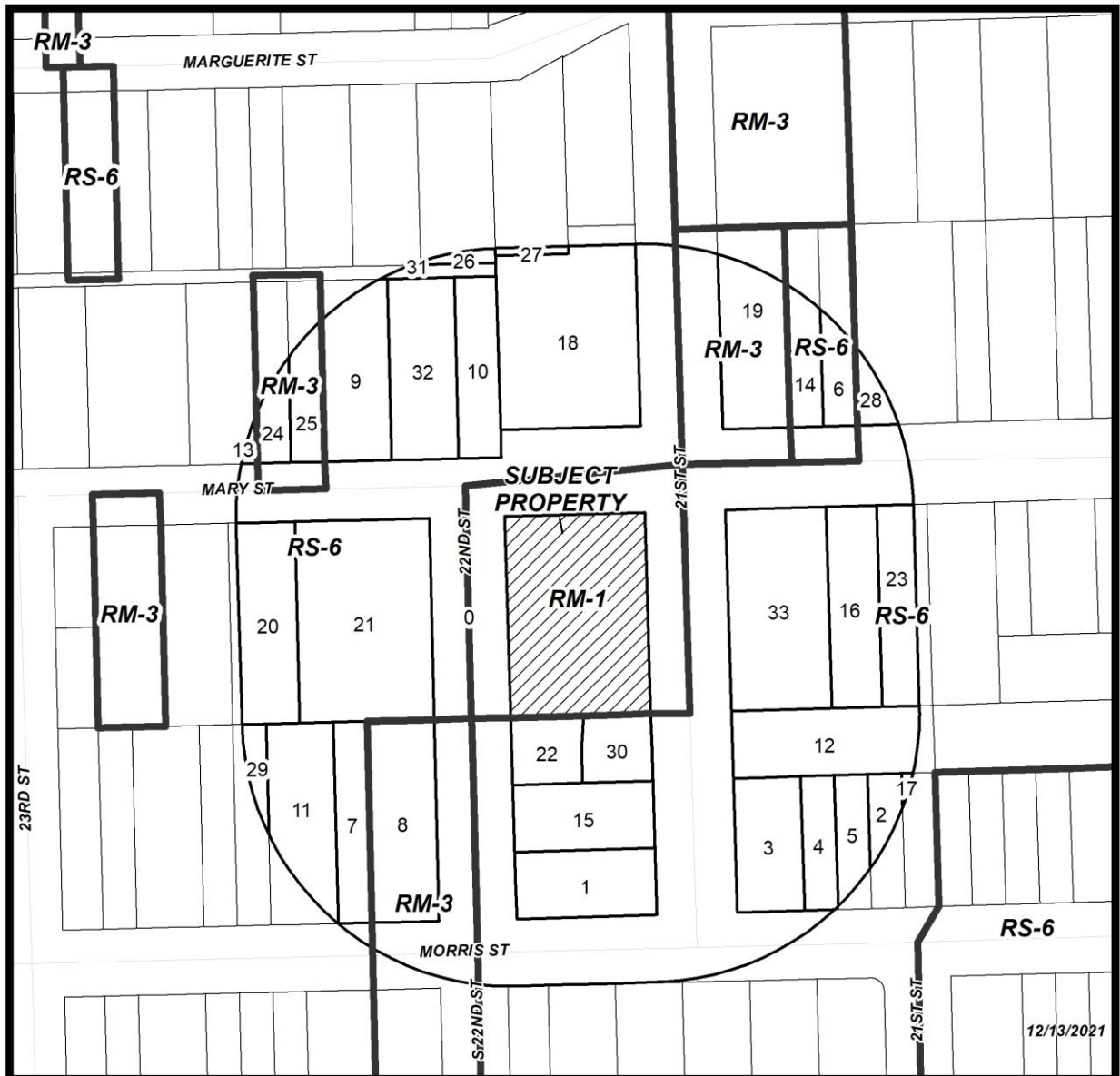
**Planning Commission & Staff Recommendation (January 26, 2022):**

Approval of the change of zoning from the “RM-1” Multifamily District to the “RS-4.5” Single-Family 4.5 District.

<b>Public Notification</b>	Number of Notices Mailed – 32 within 200-foot notification area. 7 outside notification area
	<b><u>As of January 21, 2022:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.0% of the land within the 200-foot notification area in opposition.  <i>(Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition.)</i>

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

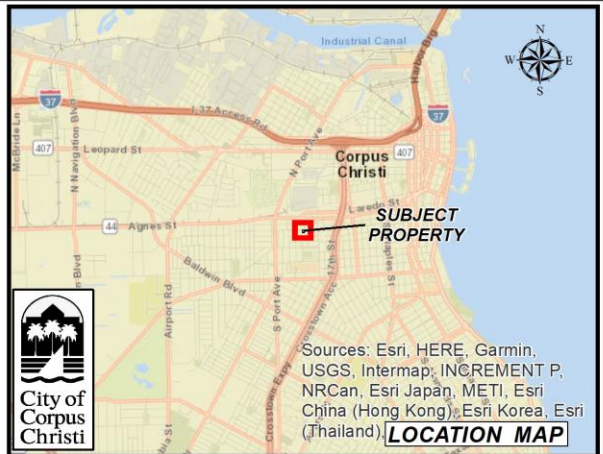


12/13/2021

**CASE: 0122-01**  
**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 within 200' listed on attached ownership table  
 Owners in favor  
 Owners in opposition



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand). **LOCATION MAP**

