

ZONING REPORT

Case # 0123-03

Applicant & Subject Property			
<p>City Council District: 4 Owner: Margo Moore Nonexemption Protection Trust Applicant: Urban Engineering Address: 7901 South Padre Island Drive, located along the east side of Ennis Joslin Road, north of Holly Road, and south of Williams Drive. Legal Description: 31.39 acres out of lots 23 through 26, Section 28, Flour Bluff and Encinal Farm and Garden Tracts. Acreage of Subject Property: 31.39 acres. Pre-Submission Meeting: November 16, 2022.</p>			
Zoning Request			
<p>From: "RS-4.5" Single-Family 4.5 and "RS-6" Single-Family 6 District To: "RM-1" Multifamily District Purpose of Request: To allow for an apartment community.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-4.5" Single Family 4.5 and "RS-6" Single-Family 6	Agricultural	High-Density Residential
North	"RM-3" Multifamily and "CN-1" Neighborhood Commercial	Vacant, Medium-Density Residential	High-Density Residential, Commercial
South	"RS-4.5" Single-Family 4.5	Vacant, Agricultural	Medium-Density Residential, Commercial
East	Farm Rural	Vacant, Water, Park, Agricultural	Permanent Open Space, Medium-Density Residential
West	"RS-4.5" Single-Family 4.5	Agricultural	High-Density-Residential
<p>Plat Status: The properties are not platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): No Code Violations: None</p>			
Transportation and Circulation For Ennis Joslin Road			
Designation-Urban Street	Section Proposed	Section Existing	
"A3" Primary Arterial Divided	6 Lanes, 180' ROW	5 Lanes, 110' ROW	

Ennis Joslin Road	Bicycle Infrastructure	
	Segment Proposed	Segment Existing
	1-Way Cycle Track (Both Sides)	1-Way Cycle Track (Both Sides)
<p>Transit: The Corpus Christi RTA provides service to the northwest edge of the subject property via routes 29 Staples and 93 Flex at Bay Point Apartments.</p>		
Utilities		
<p>Gas: 4" PE line approximately 850 to the south along Holly Road. Stormwater: A storm ditch bisects the subject property from Ennis Joslin to Paul Jones Avenue . Wastewater: 8" PVC service along Ennis Joslin Road. Water: 12" PVC line along Ennis Joslin Road.</p>		
Corpus Christi Comprehensive Plan		
<p>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. Area Development Plan (ADP): According to Plan CC the subject property is located within the Southside Area Development Plan (Adopted on March 17, 2020). Water Master Plan: Proposed 16" line along Ennis Joslin Road. Wastewater Master Plan: Proposed main from the north end of the subject property to the storm ditch with a proposed manhole. Stormwater Master Plan: No improvements have been proposed.</p>		
Public Notification		
Number of Notices Mailed	<ul style="list-style-type: none"> • 4 within a 200-foot notification area • 3 outside 200-foot notification area 	
In Opposition	<ul style="list-style-type: none"> • 0 inside the notification area • 0 outside the notification area • 0% in opposition within the 200-foot notification area (1 individual property owner) 	
Public Hearing Schedule		
<p>Planning Commission Hearing Date: January 25, 2023 City Council 1st Reading/Public Hearing Date: March 7, 2023 City Council 2nd Reading Date: March 21, 2023</p>		

Comprehensive Plan Consistency:

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
 - Future Land Use, Zoning, and Urban Design

- Encourage orderly growth of new residential, commercial, and industrial areas.
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.
- 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.
 - Consider regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle/pedestrian facilities.
- Transportation & Mobility
 - Support the development of mode-choice corridors for bicycles, pedestrians, and public transportation.
 - Support the partnership with the Corpus Christi Regional Transportation Authority to increase ridership and reduce single-occupancy vehicle use while helping to reduce air pollution.
- Future Land Use Map: The proposed rezoning is consistent.
 - Designated Future Land Use: High-Density Residential.
- Area Development Plan (Southside): The proposed rezoning is consistent with the following:
 - Policy Initiative: Create safe, attractive, and efficient transportation corridors.
 - Policy Initiative: Improve pedestrian, bicycle, and vehicular connectivity and safety.
 - Policy Initiative: Promote land development that enhances the character and opportunities in the Southside.

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:

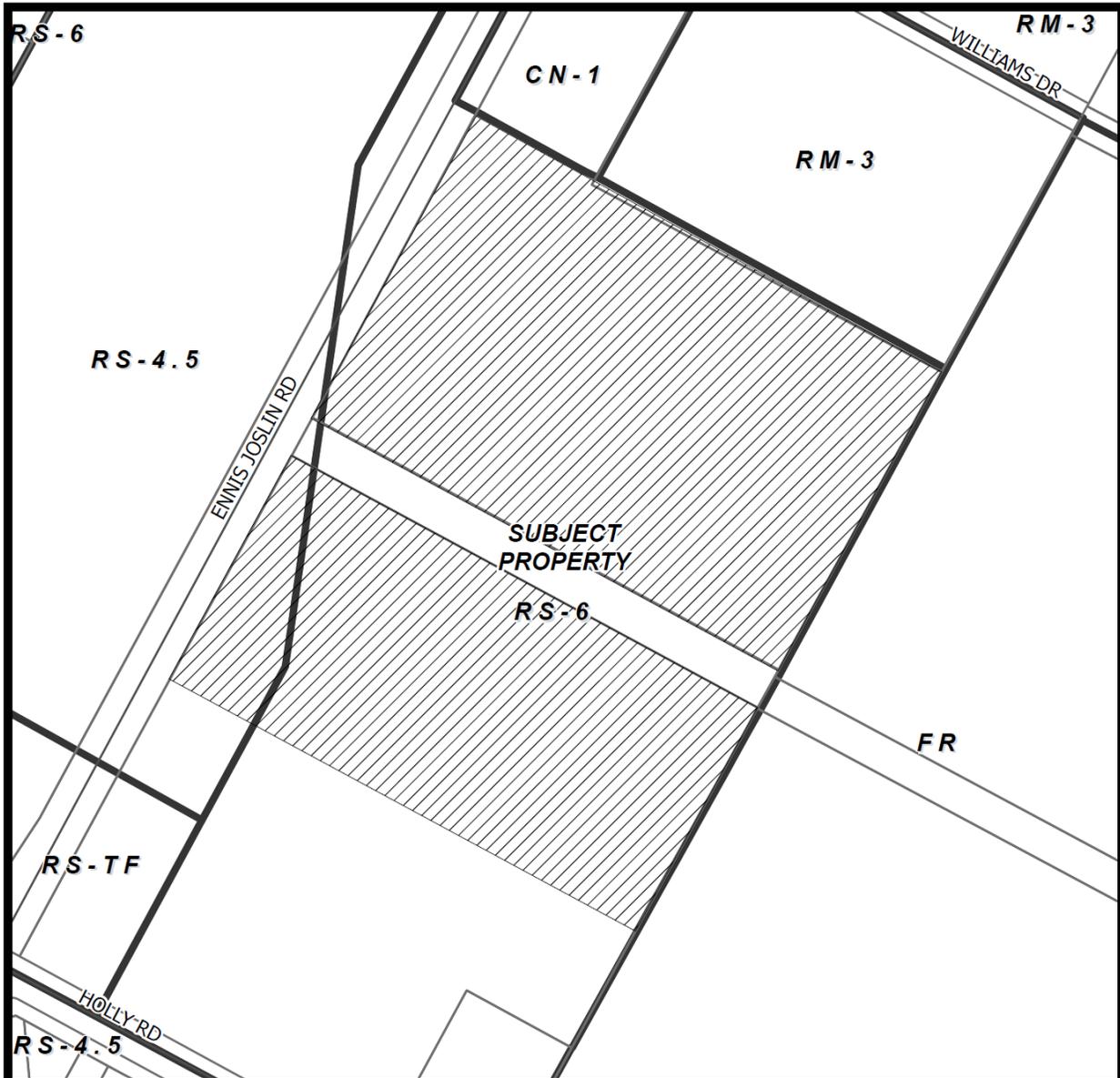
- The proposed rezoning is consistent with the Future Land Use Map (2021) which recommends high-density residential uses. High-density residential uses include those that are more than 13 dwelling units per acre.
- The proposed rezoning helps to meet the housing initiatives in PLANCC including providing quality housing that meets the diverse needs of households at all income levels and all stages of the life cycle.
- High-density residential uses along the Ennis-Joslin corridor will increase much-needed housing opportunities for Texas A & M Corpus Christi.

- The proposed rezoning is consistent with transportation and mobility initiatives in PLANCC including support for the development of mode-choice corridors and increasing ridership opportunities with the Corpus Christi Regional Transportation Authority to reduce single-occupancy vehicle use.
- The proposed use is in keeping with the character of the neighborhood and compatible with adjacent land uses.

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.

Planning Commission & Staff Recommendation: Approval of the change of zoning from the “RS-4.5” Single-Family 4.5 District and the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District.

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



CASE: 0123-03
SUBJECT PROPERTY WITH ZONING



Subject
Property

A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
B-1 Neighborhood Business District	R-1B One Family Dwelling District
B-1A Neighborhood Business District	R-1C One Family Dwelling District
B-2 Bayfront Business District	R-2 Multiple Dwelling District
B-2A Barrier Island Business District	RA One Family Dwelling District
B-3 Business District	RE Residential Estate District
B-4 General Business District	R-TH Townhouse Dwelling District
B-5 Primary Business District	SP Special Permit
B-6 Primary Business Core District	T-1A Travel Trailer Park District
BD Corpus Christi Beach Design Dist.	T-1B Manufactured Home Park District
F-R Farm Rural District	T-1C Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	



Esri, HERE, Garmin, INCREMENT P,
LOCATION MAP