

# ZONING REPORT

Case # 0622-01

## Applicant & Subject Property

**City Council District: 2**  
**Owner:** Palomino Realty and Management Corporation  
**Applicant:** Cesar Palomino  
**Address and Location:** 4958 Weber Road located along the north side of Delphine Street and east of Weber Road  
**Legal Description:** Lot 1, Block 1, Nanjean Park  
**Acreage of Subject Property:** 0.18

## Zoning Request

**From:** "RS-6" Single-Family 6 District  
**To:** "RS-TF" Two-Family District  
**Purpose of Request:** To allow for a two-family residential development.

## Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
<b>North</b>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
<b>South</b>	"CN-1" Neighborhood Commercial	Commercial	Commercial
<b>East</b>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
<b>West</b>	"RS-6" Single-Family 6	Low Density Residential and Commercial	Medium Density Residential and Commercial

**Plat Status:** Property is platted.  
**Air Installation Compatibility Use Zone (AICUZ):** No.  
**Code Violations:** None.

## Transportation and Circulation FOR Weber Road and Delphine Street

	Designation-Urban Street	Section Proposed	Section Existing
<b>Weber Road</b>	"A1" Minor Arterial	95' R.O.W.	4 Lanes, Center Turn Lane, 60 Feet
	Local Road	50' R.O.W.	2 Lanes, 70 Feet
<b>Delphine Street</b>	Designation-Urban Street	Section Proposed	Section Existing
	Local Road	50' R.O.W.	2 Lanes, 70 Feet

**Transit:** The Corpus Christi RTA provides transit services via *Bus Route 32 Southside* with a bus stop on the corner of Weber Road and Delphine Street.

**Utilities**

**Gas:** 4-inch WS gas service line located along Delphine Street.

**Stormwater:** 15-inch RCP storm pipe located along the frontage.

**Wastewater:** 8-inch Clay wastewater line located along the rear property line.

**Water:** 6-inch ACP waterline located Delphine Street, and a 4-inch ACP water line located along the rear property line.

**Corpus Christi Comprehensive Plan**

**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 Southeast Area Development Plan (Adopted July 11, 1995, update currently underway).

**Future Land Use Map:** Medium Density Residential

**Water Master Plan, Wastewater Master Plan, Stormwater Master Plan:** Currently, there are no proposed improvements.

**Public Notification**

Number of Notices Mailed	<ul style="list-style-type: none"> <li>• 22 within a 200-foot notification area</li> <li>• 6 outside 200-foot notification area</li> </ul>
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In Opposition	<ul style="list-style-type: none"> <li>• 0 inside notification area</li> <li>• 0 inside notification area</li> <li>• 0% in opposition within the 200-foot notification area</li> </ul>
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**Public Hearing Schedule**

**Planning Commission Hearing Date:** July 13, 2022

**City Council 1<sup>st</sup> Reading/Public Hearing Date:** August 30, 2022

**City Council 2<sup>nd</sup> Reading Date:** September 13, 2022

**Background:** The subject property was purchased in 2021 by the applicant. The subject property has four bedrooms with two main areas, as defined by Nueces County Appraisal District. On the Land Use Statement, the applicant states that the building has two units. The applicant would like to come into conformity with the proposed rezoning.

Note: Parking requirements for this use would be four (4) total parking spaces. The required number of parking spaces will be evaluated at the time a Building Permit or Certificate of Occupancy is applied for.

**Comprehensive Plan Consistency:**

**Plan CC:** The proposed rezoning is generally consistent with the following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design
  - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
  - Encourage orderly growth of residential, commercial, and industrial areas.
  - Promote a balanced mix of land uses to accommodate continued growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Housing and Neighborhoods
  - 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.
  - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.
- Transportation and Mobility
  - Support the development of mode-choice corridors for bicycles, pedestrians, and public transportation.

**Future Land Use Map:** The proposed rezoning is consistent with the Future Land Use Map.

- Medium density residential.

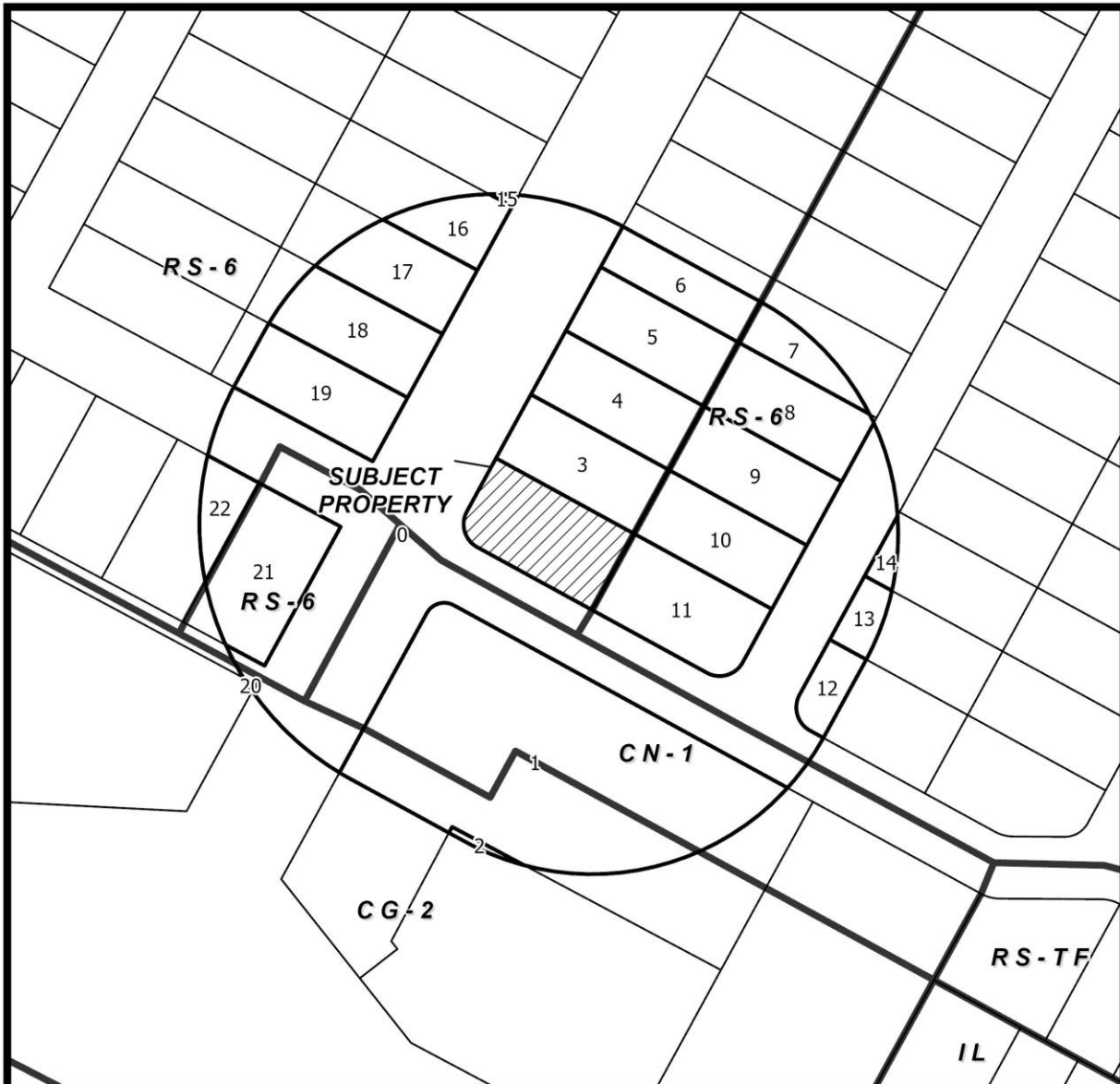
**Staff Analysis:** “While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted 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 and consistent with many broader elements of the Comprehensive Plan.
- Two-family and single-family uses are both medium density land uses. A two-family property can coexist with the neighborhood of single-family homes.
- The two-family use will provide a buffer between commercial uses to the south and the single-family neighborhood.

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 proposes approval of the change of zoning.

**Staff and Planning Recommendation (July 13, 2022):** Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District.

**ATTACHMENT A: EXISTING ZONING AND NOTICE AREA**



**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
-  4 Owners within 200' listed on attached ownership table
-  Owners in opposition

