

# ZONING REPORT

Case No. 0222-01  
 INFOR No. 22ZN1001

Planning Commission Hearing Date: February 9, 2022  
 City Council District: 2

<b>Applicant &amp; Subject Property</b>	<b>Owner:</b> Thanksgiving Homes <b>Applicant:</b> Thanksgiving Homes <b>Location Address:</b> 1422 Shely Street <b>Legal Description:</b> Pineda Park, Block 12, Lots 15-19 (located along the north side of Shely Street, south of Tompkins Street, east of Fig Street and west of Ayers Street). <b>Area:</b> .96 acres			
<b>Zoning Request</b>	<b>From:</b> "CG-2" General Commercial District <b>To:</b> "RS-TH" Townhouse District <b>Purpose of Request:</b> To allow for 10 single-family townhomes.			
<b>Land Development</b>		<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<b>Site</b>	"CG-2" General Commercial District	Commercial, Vacant	Commercial
	<b>North</b>	"RM-1" Multifamily District	Medium-Density Residential	High-Density Residential
	<b>South</b>	"CG-2" General Commercial District	Public Semi-Public	Government, High-Density Residential
	<b>East</b>	"RS-TH" Townhouse District	Commercial	Institutional
	<b>West</b>	"RM-1" Multifamily District	Public Semi-Public	Government
	<b>Land Subdivision:</b> Property is platted.			
<b>Area Development Plan</b>	The subject property is located within the Southeast Area Development Plan (Adopted July 11, 1995) and is planned for commercial uses based on the Future Land Use Map. The proposed rezoning is inconsistent Comprehensive Plan and warrants an amendment to the Future Land Use Map.			

<b>Transportation &amp; Circulation</b>	The subject property has approximately 300 feet of street frontage along the Shely Street which is designated as a “Local/Residential” Street. According to the Urban Transportation Plan, a “Local/Residential” Streets can convey a capacity up to 500 Average Daily Trips (ADT).				
	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	<b>Shely Street</b>	Local/Residential	50’ ROW 28’ paved	60’ ROW 28’ paved	Not Available

**Staff Summary:**

**Development Plan:** The subject property is .96 acres. The applicant proposes 10 single-family townhomes. The development will be part of a Corpus Christi Housing Authority program.

**Utilities:**

- Water:** 8-inch ACP line located along Shely Street.
- Wastewater:** 8-inch PVC line located along Shely Street.
- Gas:** 2-inch line located along Shely Street.
- Storm Water:** 78-inch line located along Shely Street.

**AICUZ:** The subject property is not located in the Navy’s Air Installation Compatibility Use Zones (AICUZ).

**Plan CC and Area Development Plan Consistency:** The proposed rezoning to the “RS-TH” Townhouse District is consistent with the adopted Area Development Plan (Adopted July 11, 1995). The proposed rezoning is inconsistent with the Future Land Use Map having planned for commercial uses and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Medium-density, single-family residential uses are most suitable for Future Land Use within the Southeast Area Development Plan (Policy Statement B.2, Table 1 Future Land Use Suitability)
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Goals and Strategies Future Land Use, Zoning and Urban Design)
- 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. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower density residential area. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

**Department Comments:** Although the proposed rezoning is consistent with the comprehensive plan, staff notes the following:

- The proposed zoning is keeping in character with adjacent and neighborhood properties.
- Medium-density residential development is encouraged by the Area Development Plan, as is infill development.
- The subject property is near Del Mar and HEB Park and located on a commercial node on Ayers Street.
- The subject property provides a buffer between commercial and residential zoning.
- The subject property is on a transit route (Corpus Christi RTA)

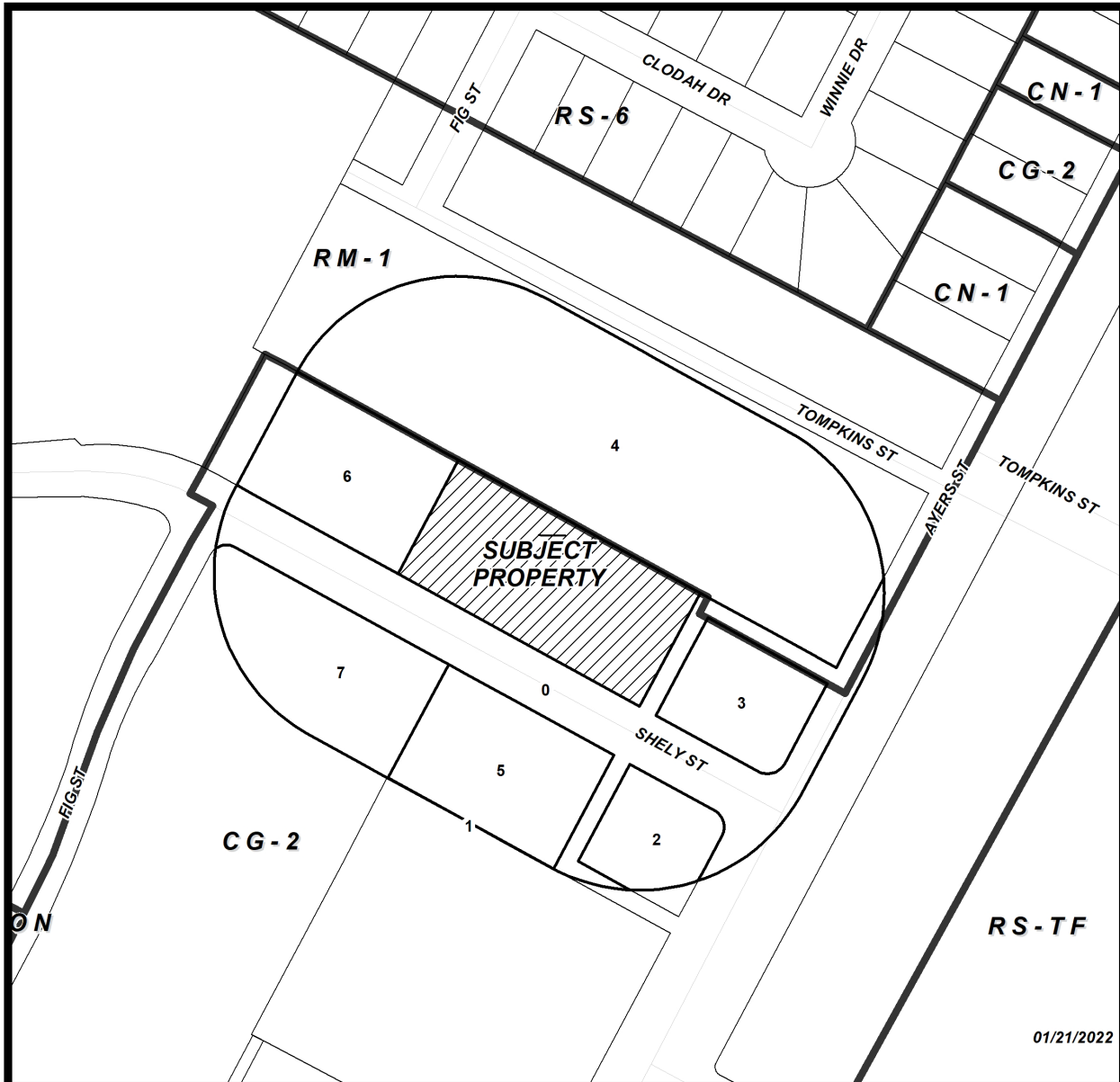
**Planning Commission and Staff Recommendation (February 9, 2022):**

Approval of the change of zoning to the “RS-TF” Townhouse District.

<b>Public Notification</b>	Number of Notices Mailed – 7 within 200-foot notification area. 7 outside notification area
	<b><u>As of February 4, 2022:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% 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)



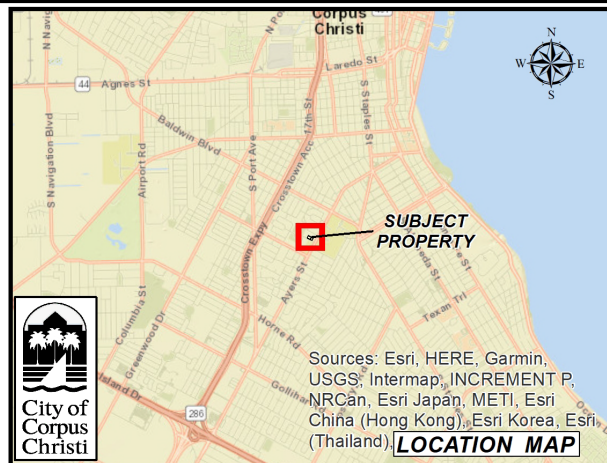
01/21/2022

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#### 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
CR-1	Resort Commercial	RS-TF	Two-Family
CR-2	Resort Commercial	RS-15	Single-Family 15
CG-1	General Commercial	RE	Residential Estate
CG-2	General Commercial	RS-TH	Townhouse
CI	Intensive Commercial	SP	Special Permit
CBD	Downtown Commercial	RV	Recreational Vehicle Park
CR-3	Resort Commercial	RMH	Manufactured Home
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



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

