

ZONING REPORT

Case # ZN8242

Applicant & Subject Property

District: 1

Owner: Zumic Investments LLC

Applicant: Brister Surveying

Address: 4458 Church Street, located along the south side of Church Street, north of Leopard Street, south of Interstate 37 (IH-37), east of Hart Road, and west of Violet Road.

Legal Description: Lot 7B, Shell Road Poultry Acres

Acreage of Subject Property: 0.5 acre(s)

Pre-Submission Meeting: March 1, 2024

Zoning Request

From: "RS-6" Single-Family 6 District

To: "CN-1" Neighborhood Commercial District

Purpose of Request: To allow for commercial use; particularly, office development.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant	Mixed-Use
North	"RS-6" Single-Family 6, "RV" Recreational Vehicle, "CG-2" General Commercial	Low-Density Residential, Vacant, Commercial	
South	"CN-1" Neighborhood Commercial, "RS-6" Single-Family 6	Commercial, Vacant	
East	"CG-2" General Commercial, "CN-1" Neighborhood Commercial	Commercial	
West	"RS-6" Single-Family 6	Vacant, Transportation, Low-Density Residential	

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 62, Page 173. The amendment to the existing zoning district must precede the plat; the proposed development will require the property be platted into one lot.

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

Church Street	Designation	Section Proposed	Section Existing
	"Local" Residential	1 Lane & On-Street Parking, 50 feet	1 Lane & On-Street Parking, 50 feet

Transit: The Corpus Christi RTA provides service to the subject property via Route 27 *Leopard* with stops inbound and outbound near Leopard Street and Church Street.

Bicycle Mobility Plan: The subject property is approximately 200 feet away from a proposed One-Way Cycle Track on both sides of Violet Road, west of the subject property, to a Bike Boulevard along Timbergrove Lane.

Utilities

Gas: 4-inch WS type line exists along north side of Violet Road.

Stormwater: 24-inch RCP line exists along the north side of Violet Road.

Wastewater: 8-inch VCP line exists along the north side of Violet Road.

Water: 6-inch ACP line exists along the south sides of Church Street and Violet Road.

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 Northwest Area Development Plan (Adopted on January 9, 2001).

Water Master Plan: No improvements have been proposed.

Wastewater Master Plan: No improvements have been proposed.

Stormwater Master Plan: No improvements have been proposed.

Roadway Master Plan: Intersection improvements at Violet Road and Leopard Street have been proposed.

Public Notification

Number of Notices Mailed

11 within a 200-foot notification area

0 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 17, 2024

City Council 1st Reading/Public Hearing Date: June 11, 2024

City Council 2nd Reading Date: June 18, 2024

Background:

The subject property is a vacant and undeveloped half-acre, "RS-6" Single-Family 6 zoned, parcel out of the Shell Road Poultry Acres Subdivision, along Church Street, back-to-back to a property with common ownership along Violet Road, a secondary arterial right-of-way, and the future access road. County records indicate a surface-drainage easement along the western to the southwestern boundaries of the parcel, preventing access from Church Street.

The subject parcel is within the remaining Shell Road Poultry Acres subdivision of 1930, and currently measures approximately 800 feet along the north side of Leopard Street, a secondary

arterial road, and 1900 feet along the west side of Violet Road, a secondary arterial road, immediately south of IH 37's access road, at the end of Church Street.

The remaining of the Shell Road Poultry Acres subdivision of 1930 and block, is characterized by "CG-2" General Commercial District parcels along Leopard Street, similarly along IH-37, and "CN-1" Neighborhood Commercial Districts between the "CG-2" General Commercial Districts at the intersections along Violet Road, with a "RV" Recreational Vehicle District flag-parcel beyond, and a modest "RS-6" District beyond at the core.

Immediately to the north of the subject property are parcels that are zoned "RS-6" Single-Family 6, "RV" Recreational Vehicle, and "CG-2" General Commercial District with low-density residential, vacancy, and commercial uses. To the east, the properties are zoned "CN-1" Neighborhood Commercial and "CG-2" General Commercial with commercial uses. To the south are properties are zoned "RS-6" Single-Family 6 and "CN-1" Neighborhood Commercial with commercial and low-density residential uses. The properties to the west are zoned "RS-6" Single-Family 6 District with low-density residential use.

The applicant is requesting an amendment to the existing zoning to accommodate an office development. The "CN-1" Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

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 rather than creating isolated subdivisions or apartment complex developments with a lack of interconnection.
 - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.
- *Transportation & Mobility:*
 - Corpus Christi has an efficient and safe transportation network, including bicycles, pedestrians, public transportation, aviation, shipping, trucks, and automobiles, that is integrated with land uses and promotes transportation choice, healthy lifestyles, sustainable development patterns, and economic development.
 - Promote desirable patterns of development consistent with the Urban Transportation and Future Land Use Plans.
- *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 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.
 - Corpus Christi has well-designed neighborhoods and built environments.

- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise, and visual blight on surrounding areas.
- Screening fences, open spaces, or landscaping can provide an essential buffer between shopping and residential areas.

Northwest ADP (Area Development Plan) and FLUM (Future Land Use Map)

Consistency:

The proposed rezoning is inconsistent with the FLUM designation of Mixed Use; however, is consistent of the Northwest ADP; specifically, the following policy statement.

- The expansion of business uses along Northwest Boulevard (Farm to Market Road 624) or any other arterial street should be planned and zoned so that the traffic carrying capacity of the street is protected.

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 elements and goals of Plan CC; however, it is inconsistent with the FLUM designation of mixed use.
 - With the inconsistency of the subject request with the designated FLUM, and in determining a recommendation, staff considered the framework for the mixed-use allocation in the area, and the propensity for transformation.
- Staff noted that most of the parcels along Church Street, the frontage of the subject property, have been developed with conforming single-family uses, and while the UDC will ensure compatibility through its prescriptive buffers and by prohibiting commercially-generated vehicular traffic on Church Street, site attributes will further reduce the impact of this office development with Church Street as a buffer and the 50-foot drainage easement hosting an open ditch along Church Street.

Staff Recommendation:

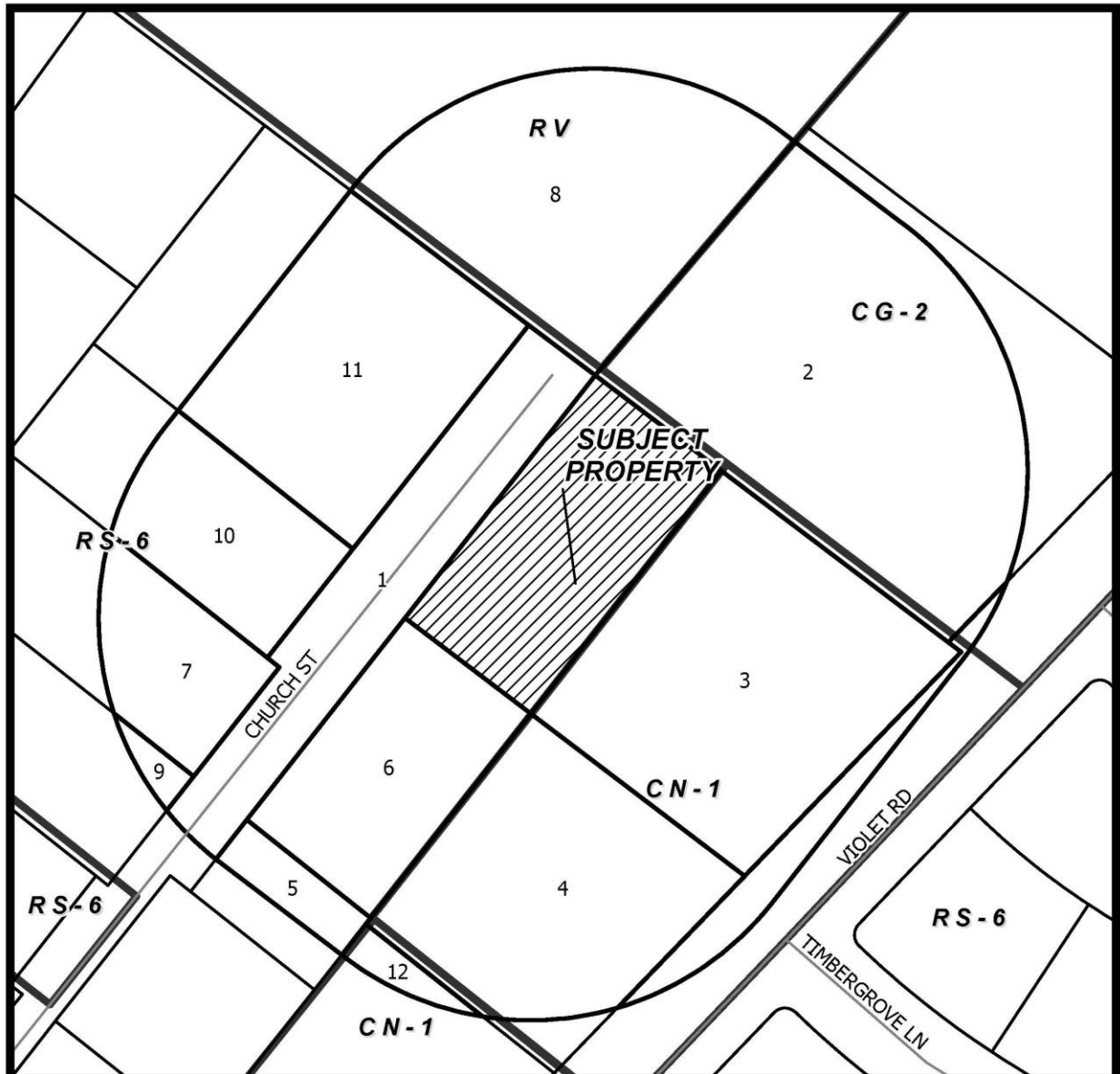
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Planning Commission and staff recommends **approval** of the change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

- The rezoning request is consistent with many elements of the Comprehensive Plan.
- The request is compatible with the present zoning and conforming uses of nearby property and with the character of the surrounding area.
- The subject property is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- The Zoning Map amendment will not have a negative impact upon the surrounding neighborhood.

Attachment(s):





(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map



CASE: ZN8242 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

