

# STAFF REPORT

Case No. 1219-02

INFOR No. 19ZN1037

**Planning Commission Hearing Date:** December 18, 2019

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Zeba, Inc. <b>Applicant:</b> Zeba, Inc. <b>Location Address:</b> 4938 Moody Drive <b>Legal Description:</b> Park, Block 2, Two Fountains Unit 2, located along the east side of Moody Drive, east of Bayou Street, and south of Trojan Drive.			
<b>Zoning Request</b>	<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "RM-1" Multifamily 1 District <b>Area:</b> 1.62 acres <b>Purpose of Request:</b> To allow for the construction of a senior apartment complex.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family 6	Park	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>South</i>	"IL" Light Industrial	Commercial and Light Industrial	Commercial and Light Industrial
	<i>East</i>	"ON" Neighborhood Office	Public/Semi-Public	Government
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RM-1" Multifamily 1 District is inconsistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. <b>Map No.:</b> 048039 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 135 feet of street frontage along Moody Drive 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).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Moody Drive	“Local/Residential”	50’ ROW 45’ paved	52’ ROW 26’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District to allow for the construction of a senior apartment complex with approximately 20 units.

**Development Plan:** The subject property is 1.62 acres in size. The applicant has not submitted any specific plans concerning the senior apartment complex.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-6” Single-Family 6 District, consists of a former park (Fountain Park), and has remained vacant since annexation in 1954. To the north and west are single-family homes zoned “RS-6” Single-Family 6 District (Two Fountains Unit 2; 1970). To the south is an industrial park zoned “IL” Light Industrial District. To the east are office buildings zoned “ON” Neighborhood Office District.

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

**Plat Status:** The property is platted.

**Utilities:**

**Water:** 6-inch ACP line located along Moody Drive.

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

**Gas:** 2-inch Service Line located along the rear property line.

**Storm Water:** 15-inch line located along Moody Drive.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the “RM-1” Multifamily 1 District is inconsistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods. (Housing and Neighborhoods Policy Statement 7).
- Promote the stabilization, revitalization and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- 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 residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- 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).
- High-intensity commercial and industrial areas should be buffered to provide transition from residential areas. (Westside ADP, Policy Statement C.5).

**Department Comments:**

- The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC), incompatible with the adjoining residential properties, and does could potentially have a negative impact upon the adjacent single-family residential properties.
- Adjacent properties consist of single-family homes, professional offices, and an industrial park.
- Plan CC specifically states that there should be direct arterial access for apartments and traffic should avoid passing through a lower density residential area. The proposed apartment complex would route traffic to the north along Moody Drive and though the residential neighborhood.
- Buffer yards will be required along the northern, southern, and eastern property lines.

**Staff Recommendation:**

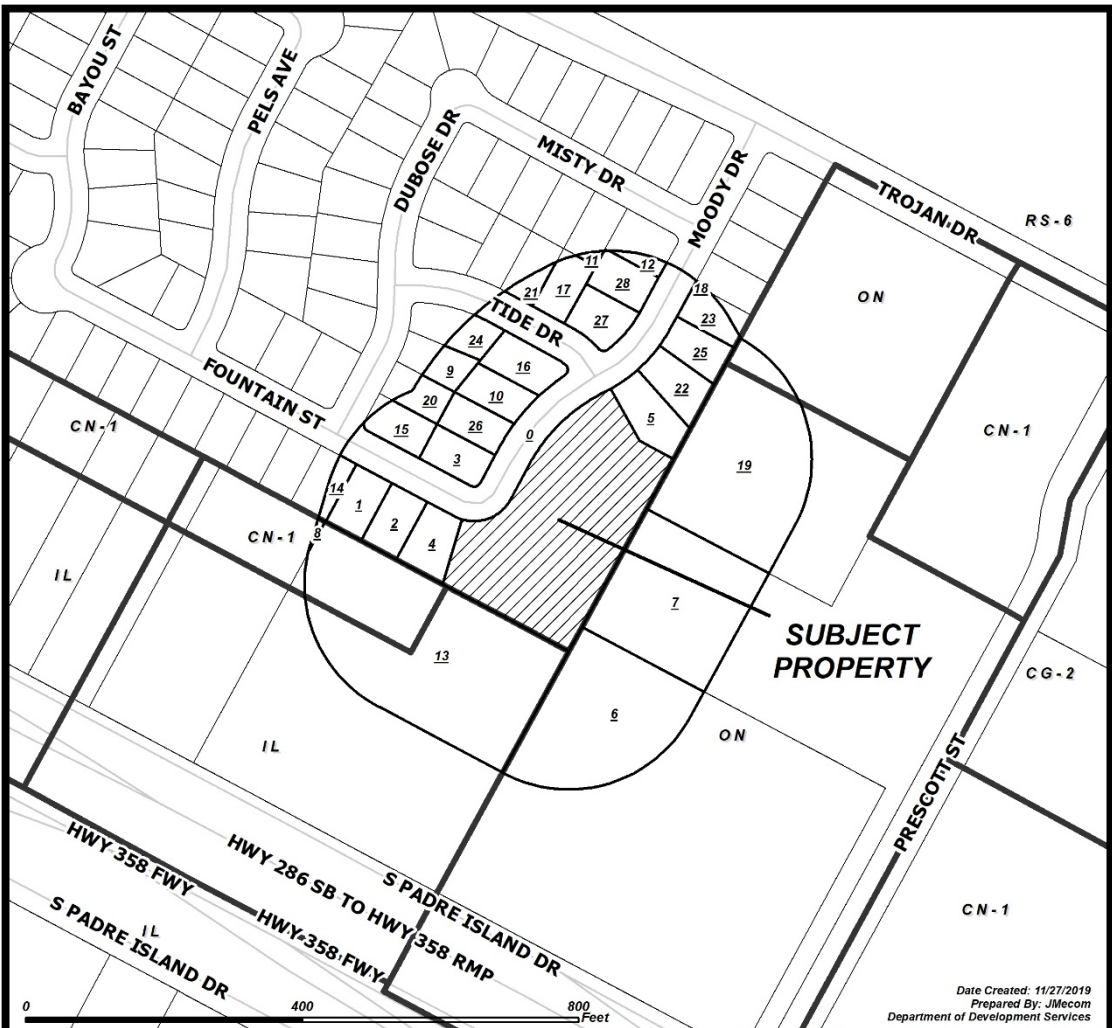
Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District, in lieu thereof approval of the “RS-TF” Two Family District.

<b>Public Notification</b>	Number of Notices Mailed – 28 within 200-foot notification area 5 outside notification area
	<b><u>As of December 13, 2019:</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.

**Attachments:**

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


<https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2019/1219-02 Zeba, Inc/PC Documents/PC Report - Zeba, Inc.docx>




Date Created: 11/27/2019  
Prepared By: JMecom  
Department of Development Services

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**ZONING & 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	

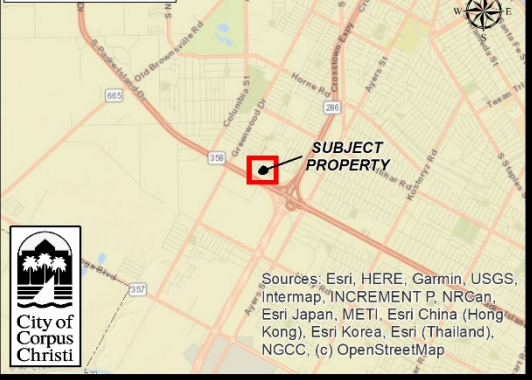
 Subject Property with 200' buffer

 Owners within 200' listed on attached ownership table

 Owners in favor

 Owners in opposition

**LOCATION MAP**



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap