

# ZONING REPORT

Case # 0222-05

Applicant & Subject Property				
<b>Owner:</b> ERF Real Estate, Inc. <b>Applicant:</b> ERF Real Estate, Inc. <b>Address and Location:</b> 4130 South Alameda Street, located along the east side of South Alameda Street, south of Caramel Parkway, and north of Everhart Road <b>Legal Description:</b> 0.82 acres out of Lot 1, Block 1 Carmelite Home Tract <b>Acreage of Subject Property:</b> 0.82 acres <b>City Council District:</b> 2				
Zoning Request				
<b>From:</b> "RM-1" Multifamily District and "RM-1/SP" Multifamily District with a Special Permit <b>To:</b> "CN-1" Neighborhood Commercial District <b>Purpose of Request:</b> To allow for a commercial use.				
Land Development & Surrounding Land Uses				
	Zoning District	Existing Land Use	Future Land Use	
Site	"RM-1/SP" Multifamily with a Special Permit	Vacant "Former Mt. Carmel Site"	High Density Residential	
North	"RS-6" Single-Family	Low Density Residential	Medium Density Residential	
South	"CN-1" Neighborhood Commercial District	Vacant and Low Density Residential	High and Medium Density Residential	
East	"RM-1" Multifamily	Vacant	High Density Residential	
West	"CN-1" Neighborhood Commercial District	Professional Office and Commercial	Commercial	
<b>Plat Status:</b> Property is not platted. <b>Air Installation Compatibility Use Zone (AICUZ):</b> Not located in an AICUZ area				
Transportation & Circulation				
Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
South Alameda Street	"A2" Secondary Arterial	100' ROW 54' paved	112' ROW 65' paved	12,967 ADT (2015)
Everhart Road	"A1" Minor Arterial	95' ROW 64' paved	85' ROW 30' paved	Not Available
Utilities				
<b>Water:</b> 6-inch PVC line located along South Alameda Street <b>Wastewater:</b> 8-inch VCP line located along South Alameda Street <b>Gas:</b> 2-inch service line located along Everhart Road <b>Stormwater:</b> Carmel Parkway drainage ditch located along the northern property line.				
Corpus Christi Comprehensive Plan				
The subject property is located within the Southeast Area Development Plan (Adopted July 11, 1995) and is planned for high density residential uses based on the Future Land Use Map. The proposed rezoning is inconsistent with the Comprehensive Plan.				

<b>Public Notification</b>	
Number of Notices Mailed	– 20 within 200-foot notification area
Returned Notices: In Favor	– 1 inside notification area
In Opposition	– 2 inside notification area
	3.05% in opposition within the 200-foot notification area
<b>Public Hearing Schedule</b>	
<b>Planning Commission Hearing Date:</b> February 23, 2022	
<b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> April 12, 2022	
<b>City Council 2<sup>nd</sup> Reading Date:</b> April 19, 2022	

**Comprehensive Plan Consistency:** The proposed rezoning is inconsistent with the comprehensive plan. Staff considered the following policies to determine plan consistency:

- Promote the stabilization, revitalization, and redevelopment of older neighborhoods. (Plan CC: Future Land Use, Zoning and Urban Design)
- Encourage orderly growth of new residential, commercial, and industrial areas. (Plan CC: 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. (Plan CC: Future Land Use, Zoning and Urban Design)
- Promote compact and walkable mixed-use urban villages that concentrate retail and services within walking distance of neighborhood residences and where they could support improved public transportation service, such as expected major bus stations and future stops for bus rapid transit, creating “transit-ready” locations. (Plan CC: Future Land Use, Zoning and Urban Design)
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Plan CC: Future Land Use, Zoning and Urban Design)
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Plan CC: Future Land Use, Zoning and Urban Design)
- Screening fences, open space or landscaping can provide an essential buffer between shopping and residential areas. (Plan CC: Future Land Use, Zoning and Urban Design)
- Noise impacts from non-residential uses should be reduced by creating a buffer open space between the two areas. Such spaces may be landscaped areas, a street, a screening fence, larger setbacks, etc. These methods can be used singularly but are usually most effective when applied in combination to provide the desired effect. (Southeast ADP: Land Use)

**Staff Analysis:** The proposed zoning is inconsistent with the adopted Comprehensive Plan (Plan CC).

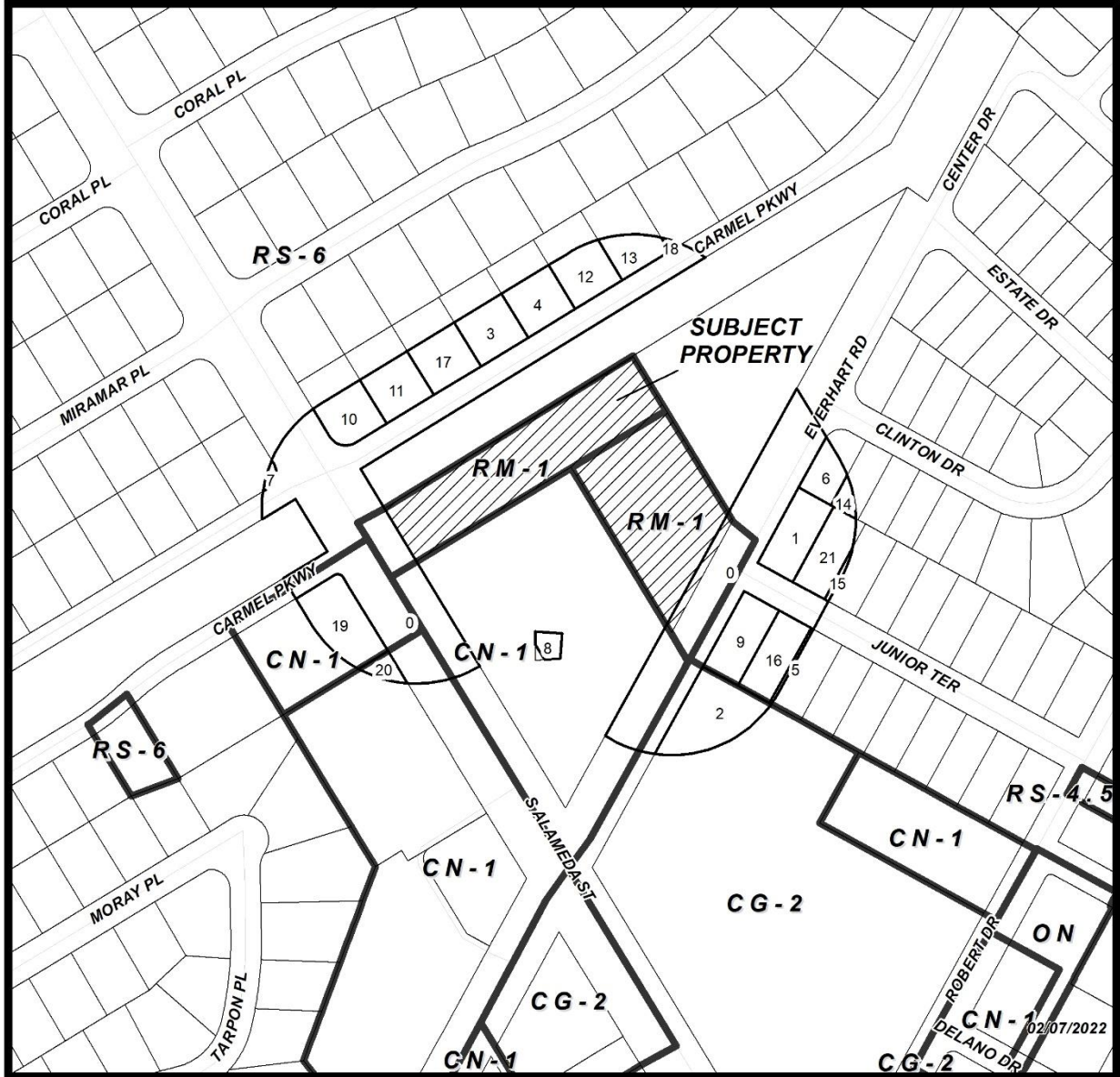
- The future land use designation of high-density residential is due to the former Mount Carmel Assisted Living Center. Currently, the Southeast ADP (now known as the Bayside ADP) will update the future land use map for the entire area.
- The proposed rezoning is compatible with neighboring properties that are zoned commercial as the subject property is part of the South Alameda Street/Everhart Road commercial node. However, a portion of the subject property is further encroaching along Everhart Road into the single-family residential neighborhood.

- The “CN-1” Neighborhood Commercial District allows the following uses by-right: Apartments, Group Living Uses, Day Care, Community Service, Medical Facilities, Offices, Overnight Accommodations, Restaurants, and Retail Sales and Service Uses.
- The subject property was part of the initial 2018 rezoning case to the “CN-1” District from the original designation of the “RS-6” Single-Family 6 District. The rezoning case ended with increasing the base zoning to the “RM-1” Multifamily District and adding a special permit for a portion of the property due to neighborhood opposition.
- An additional item of concern from the previous rezoning case focused on the commercial intrusion into the adjacent single-family neighborhood. Currently, the commercial zoning approved in 2018 lines up with adjacent commercial properties along the Everhart Road frontage (Town and County Shopping Center).
- The approved special permit language limited hours of operation, increased landscaping requirements, and prohibited uses such as Section 5.1.5.E “Medical Facility” except blood plasma donation center, Minor Emergency Center, or Hospital, Section 5.1.4.C “Office”, Section 5.1.4.F “Restaurant” except for restaurants with a drive-through or drive-in facility as an accessory use, and Section 5.1.4.G “Retail Sales and Service” except convenience goods.
- Since the approval of the special permit in 2018, further development of the subject property has not occurred.
- The subject property has an existing buffer to the Carmel Parkway neighborhood due to the Carmel Parkway Ditch (approximately 75-feet wide). Additionally, as the ditch and property to the north is zoned “RS-6” Single-Family 6 District, a Type B zoning district buffer yard consisting of 10-feet and 10-points will be required at the time of site development.
- Everhart Road is currently constructed to half of the designated arterial road per the Urban Transportation Plan. Traffic generated will not only interact with the adjacent single-family neighborhood but will be channeled onto a two-lane street that may not be capable of absorbing the increased traffic demands. An increase in the intensity of zoning along the Everhart Road frontage will encourage cut-through traffic into the single-family neighborhood located to the east across Everhart Road.
- The subject property is located on a Corpus Christi Regional Transportation Authority (CCRTA) transit route. Specifically, Route 5 (Staples Street Station to Texas A&M University-Corpus Christi and Naval Air Station-Corpus Christi).

**Planning Commission and Staff Recommendation (March 9, 2022):** Approval of the change of zoning to the “CN-1” Neighborhood Commercial District.

**Attachments:**

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



**CASE: 0222-05**  
**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



**LOCATION MAP**

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les solicita que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0222-05**

**ERF Real Estate, Inc.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-1/SP" Multifamily District with a Special Permit** to the **"CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Map. The proposed change of zoning is to allow for commercial uses.** The property to be rezoned is described as:

**A property located at or near 4130 South Alameda Street and described as 4.04 acres out of Lot 1, Block 1 Carmelite Home Tract, located along the east side of South Alameda Street, south of Caramel Parkway, north of Everhart Road.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, February 23, 2022**, during one of the Planning Commission's regular meetings, which begins at **6:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

**NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.**

Printed Name: Norman + Jackie Hannebaum

Address: 482 Caramel Parkway City/State: Corpus Christi, Tx

( ) IN FAVOR (X) IN OPPOSITION Phone: 361-793-7975

REASON:

Norman Hannebaum  
Signature

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les solicita que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0222-05**

**ERF Real Estate, Inc.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-1/SP" Multifamily District with a Special Permit** to the **"CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Map. The proposed change of zoning is to allow for commercial uses.** The property to be rezoned is described as:


**A property located at or near 4130 South Alameda Street and described as 4.82 acres out of Lot 1, Block 1 Carmelite Home Tract, located along the east side of South Alameda Street, south of Caramel Parkway, north of Everhart Road.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, February 23, 2022**, during one of the Planning Commission's regular meetings, which begins at **6:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

**NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.**

Printed Name: ERF Real Estate  
Address: 555 N Carmelite St #100 City/State: CC TX 78401  
 IN FAVOR      ( ) IN OPPOSITION      Phone: 361-881-9040  
REASON:

  
Signature

SEE MAP ON REVERSE SIDE  
INFO Case No.: 22ZN1004  
Property Owner ID: 8

Case No. 0222-05  
Case Manager: Andrew Dimas  
Email: andrewd@octexas.com

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0222-05**

**ERF Real Estate, Inc.** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-1/SP" Multifamily District with a Special Permit** to the **"CN-1" Neighborhood Commercial District, resulting in a change to the Future Land Use Map. The proposed change of zoning is to allow for commercial uses.** The property to be rezoned is described as:

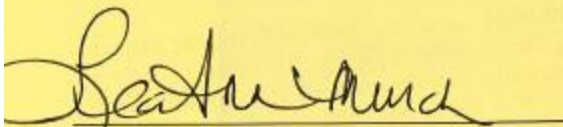
**A property located at or near 4130 South Alameda Street and described as 4.82 acres out of Lot 1, Block 1 Carmelite Home Tract, located along the east side of South Alameda Street, south of Caramel Parkway, north of Everhart Road.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, February 23, 2022**, during one of the Planning Commission's regular meetings, which begins at **6:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

**NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.**

Printed Name: LeAnn Murca  
Address: 4214 Junior Terrace City/State: Corpus Christi, TX  
( ) IN FAVOR  IN OPPOSITION Phone: 361-232-0240r  
REASON:

  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 22ZN1004  
Property Owner ID: 15

Case No. 0222-05  
Case Manager: Andrew Dimas  
Email: andrewd@cctexas.com