



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of June 11, 2024
Second Reading for the City Council Meeting of June 18, 2024

DATE: May 17, 2024

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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<p style="text-align: center;">Rezoning for a property at or near 2212 Morris Street</p>

CAPTION:

Zoning Case No. ZN8219, City of Corpus Christi (District 2). Ordinance rezoning a property at or near 2212 Morris Street from the “RS-6/SP” Single-Family 6 District with a Special Permit and the “CI” Intensive Commercial District to the “RM-2” Multifamily District. Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow development of multifamily housing for senior living.

BACKGROUND AND FINDINGS:

The subject properties are a part of the development of the former Lamar Elementary site, The Palms at Morris, which is utilizing grant funding through the City of Corpus Christi, Housing and Community Development. The project is a part of a comprehensive neighborhood revitalization strategy of infill housing development focused on meeting local housing affordability needs. The project has also received a resolution of support for a 9% Low-income Housing Tax Credit (No. 033296 dated 2/13/2024)

The subject property consists of nine individual and vacant parcels, totaling 3.42 acres, zoned “RS-6/SP” Single-Family 6 with a Special Permit (Ordinance No. 032602 allowing for accessory parking use for a government facility) and “CI” Intensive Commercial. The subject property is located along Morris, 19th, and 20th Streets. To the north, properties are zoned “RS-6” Single-Family 6 and vacant. To the south, properties are zoned “RM-3” Multifamily and “CI” Intensive Commercial with uses being vacant and low-density residential. To the east, properties are zoned “RS-6” Single-Family 6 and “RM-3” Multifamily with vacant, low-density residential, public semi-public (St. Joseph’s Convent) uses. To the west, properties are zoned “RS-6” Single-Family 6

and “RS-6/SP” (same special permit ordinance as the subject property).

The applicant is requesting an amendment to the existing zoning to accommodate a multifamily development geared toward the senior living community. The “RM-2” Multifamily district permits apartments, single-family houses, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

Excerpt from the 2023 Request for Interest: Former Lamar Elementary Site & Neighborhood Parcels (Attachment A):

“Currently vacant, the site that was once home to Lamar Elementary School which was originally part of the 1908 Eckerd Subdivision while parcels to the east of 19th Street are part of the 1929 Jasmin Subdivision. Narrow and deep single-family lots, typical of this time, are common throughout the neighborhood, though many lots have been combined over the decades to form larger parcels. Other neighborhood institutions include St. Joseph’s Catholic Church, the Garcia Arts Center and Park, and educational facilities like the Marguerite Child Development Center and a charter high school. Lamar Elementary served many generations, starting in 1941. The school was closed in 2010 and later demolished in 2021 to make way for new development and neighborhood investment. Though no longer standing, the site still holds historical significance as the 1948 location of the meeting that formed the American GI Forum, the civil rights group founded by Dr. Hector P. Garcia. (Katheryn Cargo for the Caller Times, November 20, 2021)”

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 goals of Plan CC (City of Corpus Christi Comprehensive Plan), however, is inconsistent with FLUM’s (Future Land Use Map) designation of Medium-Density Residential.
- The westside area lacks diversity in its housing options. Its constituents expressed a need for affordable housing. The City of Corpus Christi has identified the subject parcels as an ideal infill development opportunity that could expand such options.
 - The subject property, within an established neighborhood, has been vacant for many years. The infrastructure to support the development already exists.
- The proposed development is keeping in character with adjacent and neighboring properties and density and will not have a negative impact on the surrounding uses and neighborhood.
- The “RM-2” Multifamily is determined to be ideal for infill development.

Public Input Process:

Number of Notices Mailed: 75 notices were mailed within the 200-foot notification area, and 0 outside the notification area.

As of June 7, 2024:

In Favor 0 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
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A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission and Staff recommend approval of the change of zoning from the “RS-6/SP” Single-Family 6 District with a Special Permit to the “RM-2” Multifamily District.

Vote Results

For: 7

Against: 0

Absent: 2

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Planning Commission Final Report

Presentation

Aerial Map