

ZONING REPORT

Case # 0322-04

Applicant & Subject Property

City Council District: 3

Owner: Corpus Christi Island Apartment Villa Management Group, LLC & Thomas Weber LLC

Applicant: Creative Urban Multifamily, LLC.

Address and Location: 3802 Saratoga Boulevard (State Highway 357), located along west side of Weber Road, east of Kostoryz Road, and north of Saratoga Boulevard.

Legal Description: 1.713 acres out of the east half of Lot 4, Section 9, Bohemian Colony Lands

Acreeage of Subject Property: 1.713 acres

Zoning Request

From: "RM-1" Multifamily District

To: "RM-3" Multifamily District

Purpose of Request: To allow for increased density intended for multifamily affordable housing

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use	Adjacent Places of Interest
Site	"RM-1" Multifamily	Vacant	Commercial	NA
North	"RS-6" Single-Family 6	Public Semi-Public	Medium Density Residential	Summit Church (Place of Worship)
South	"CG-2" General Commercial	Commercial	Commercial	Specs Wine, Spirits and Finer Foods
East	"RM-1" Multifamily	Medium Density Residential	High Density Residential	Apartment Complex
West	"RM-1" Multifamily	Vacant	Commercial	NA

Plat Status: Property is not platted.

Air Installation Compatibility Use Zone (AICUZ): Not located in an AICUZ.

Code Violations: None.

Transportation & Circulation for Weber Road (FM 43)

(Note: Ingress/Egress to be located along Weber Road)

Urban Street ¹	Designation ¹	Section Proposed ¹	Section Existing ¹	Traffic Volumes
Weber Road	A2 Secondary Arterial	NA	4 Lanes 100 Feet	23, 456

Road ²	Segment Length ²	Total Volume ²	Total Capacity ²	Volume to Capacity Ratio ²
Weber Road (FM 43)	.53 miles (South from O'Day Parkway to Saratoga Boulevard)	22,547	43,836	0.51

Comprehensive Plan Consistency:

Plan CC: The proposed rezoning is generally consistent with following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning and Urban Design
 - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Encourage orderly growth of 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.
- Housing and Neighborhoods
 - Support the planning, regulatory and funding initiatives needed to provide a diversity of housing types—rental and ownership, market-rate and assisted—to meet community needs.
 - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.
- Transportation and Mobility
 - Support the development of mode-choice corridors for bicycles, pedestrian, and public transportation.
 - Support the extension of transit services to all areas of the city to provide universal access to employment, social and recreational opportunities.

Southside Area Development Plan: The proposed rezoning is generally consistent with the following:

- High-density residential uses, such as townhomes, cottage housing, apartments, and condominiums are considered compatible with commercial uses. (Future Land Use Categories)
- Improve pedestrian, bicycle, and vehicular connectivity and safety. (Policy Initiative)
- Diversity in housing options. . . (Vision, Community Input)
- Inability to walk or ride a bike places. (Online Survey Results)

Future Land Use Map: The proposed rezoning is inconsistent with the Future Land Use map:

- Commercial uses.
- Warrants and amendment to the Future Land Use Map

Staff Analysis: “While the comprehensive plan is consulted when making decisions about rezonings... It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose of the rezoning request and conducted research into the properties 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 comprehensive plan. As a result of the above analysis staff notes the following:

- Although the proposed zoning is inconsistent with the Future Land Use Map, it is generally consistent with many broader elements of the with the Comprehensive Plan.
- The Future Land Use Map proposes commercial uses, however, adjacent property to the west is currently vacant and zoned for multifamily uses.

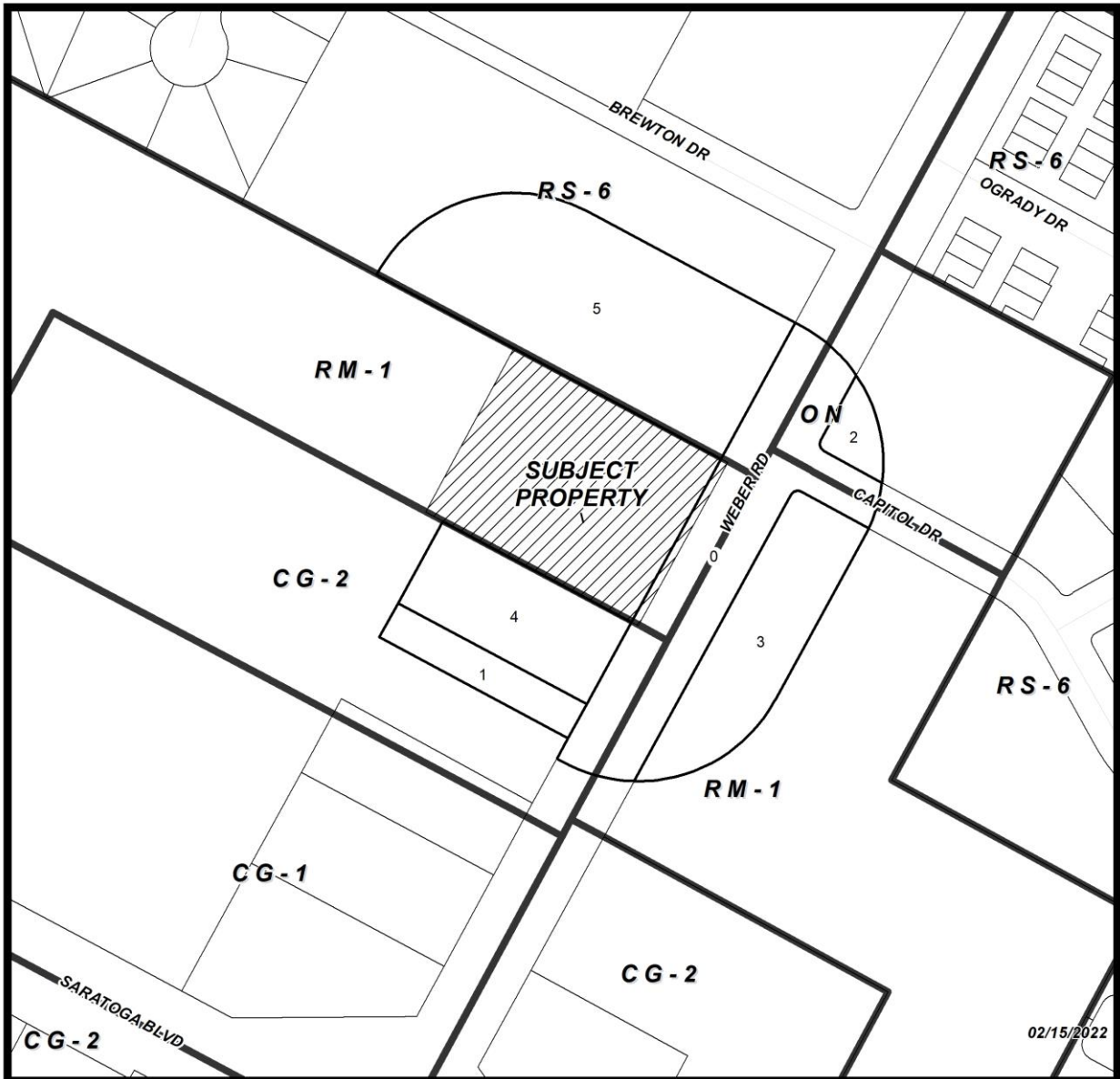
- Multifamily zoning and high-density residential identified future land uses are directly to the east of the subject property.
- The Unified Development Code states that multifamily zoning districts “are used in areas having convenient access to collector and arterial streets, and nearby civic and commercial uses, as well as employment opportunities. The Multifamily zoning districts are appropriate adjacent to nonresidential districts.” The proposed rezoning has direct access to an arterial street and commercial uses and is adjacent to nonresidential zoning.

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, staff proposes approval of the change of zoning.

Planning Commission (March 23, 2022) and Staff Recommendation: Approval of the change of zoning from the “RM-1” Multifamily District to “RM-3” Multifamily District.

Attachments:

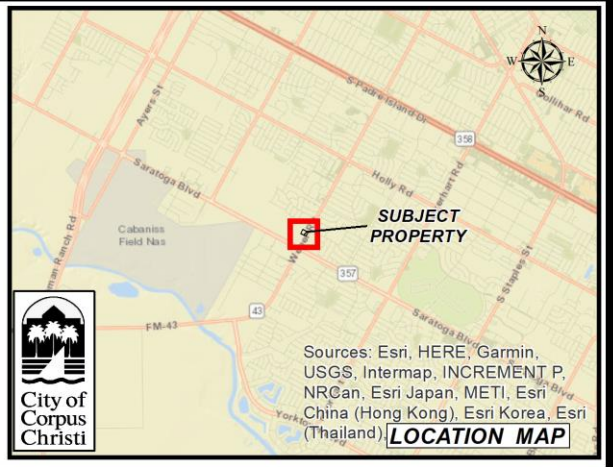
- A. Location Map (Existing Zoning & Notice Area)
- B. Letter of Support



CASE: 0322-04
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



Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed 9% Housing Tax Credit for an affordable housing project known as Weber Lofts to be developed by Creative Urban Multifamily LLC.

Whereas, Creative Urban Multifamily LLC. (the "Applicant") has proposed a development project to construct a 58-unit multi-family development for renters with household incomes at or below 60% of the area median income. The proposed development is located at the southwest corner of Weber Road and Capitol Drive. ("Weber Lofts Project");

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2022 Housing Tax Credits for the Weber Lofts Project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

Section 1. The City Council for the City of Corpus Christi hereby supports the proposed Weber Lofts Project located at the southwest corner of Weber Road and Capitol Drive, Corpus Christi, Texas.

Section 3. The City commits \$500 in reduced fees if the Weber Lofts Project is awarded low-income housing tax credits.

PASSED AND APPROVED on the 15th day of February 2022:

Paulette M. Guajardo	<u>Aye</u>
Roland Barrera	<u>Aye</u>
Gil Hernandez	<u>Aye</u>
Michael Hunter	<u>Absent</u>
Billy Lerma	<u>Aye</u>
John Martinez	<u>Aye</u>
Ben Molina	<u>Aye</u>
Mike Pusley	<u>Aye</u>