

STAFF REPORT

Case No. 0519-03
 INFOR No. 19ZN1011

Planning Commission Hearing Date: June 26, 2019

Applicant & Legal Description	<p>Owner: Sergio and Magali Martinez Applicant: Magali Caballero Location Address: 2934 Highland Avenue Legal Description: Being a total of 0.35 acres (15,040.51sf.) tract of land, numbered LOT 21AR BLOCK 6 MONTROSE PARK ADDITION, a map or plat recorded in volume 68, page 304 of the Map Records Nueces County, Texas, for rezoning purposes only, located on the east side intersection of Duncan Street and Highland Avenue.</p>			
Zoning Request	<p>From: CN-1 " Neighborhood Commercial District To: Tract: " "RS-6" Single-Family 6 District Area: 0.35 acres Purpose of Request: To allow for the construction of a Single-Family Home.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CN-1" " Neighborhood Commercial	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Medium Density Residential	Medium Density Residential
	<i>South</i>	""CN-1" " Neighborhood Commercial	Vacant, Low Density Residential, and Commercial	Medium Density Single Family Residential, and Commercial
	<i>East</i>	"RS-6" Single-Family 6	Medium Density Residential	Medium Density Residential
	<i>West</i>	""CN-1" " Neighborhood Commercial	Medium Density Residential and Commercial	Medium Density Single Family Residential, and Commercial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan. The proposed rezoning to the "RS-6" Single-Family 6 District is generally consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 047043 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 142 feet of street frontage along Duncan Street which is designated as a Local/Residential Street and approximately 128 feet of street frontage along Highland Avenue which is designated as a “C1” Collector Street. According to the Urban Transportation Plan, “C1” Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Duncan Street	Local/Residential	50’ ROW 28’ paved	82’ ROW 63’ paved	N/A
	Highland Avenue	“C1” Collector Street	60’ ROW 40’ paved	52’ ROW 18’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from “CN-1” Neighborhood Commercial District to “RS-6” Single-Family 6 District to allow for the construction of a Single-Family Home.

Development Plan: The subject property is 0.35 acres in size. The owner is proposing a Single-Family Home.

Existing Land Uses & Zoning: The subject property is currently zoned “CN-1” Neighborhood Commercial District, and vacant. There was a Single-Family Residential building that was demolished and has remained undeveloped since 1979. The proposed house will front Highland Avenue. To the north are properties zoned “RS-6” Single-Family District. These properties are single-family residences facing Duncan Street and Sunrise Avenue. To the south are vacant lots zoned CN-1” Neighborhood Commercial mixed with minimal commercial District to the south-east. To the east are single-family residences zoned “RS-6” Single-Family 6 District Low Density. To the west are commercial properties inter-mixed with residential and a vacant lot.

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: 8-inch ACP line located along Duncan Street.

Wastewater: 8-inch VCP line located along Duncan Street.

Gas: 7-inch Service Line located along Duncan Street.

Storm Water: Inlets along Duncan Street and Highland Avenue.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan that is planned for low density

residential uses. The proposed rezoning to the “RS-6” Single-Family 6 District is generally consistent with the adopted Comprehensive Plan (Plan CC). 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).
- 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).
- 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 (Future Land Use, Zoning, and Urban Design Policy Statement 2).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (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).

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC).
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- Existing commercial properties to the north, south, and west are zoned “CN-1” Neighborhood Commercial District and “CG-2” General Commercial District.
- The subject property is at the intersection of Duncan Street and Highland Avenue where there are a mix of vacant lots to the south and commercial to the east on Highland Avenue. The area shows a mix use of residential and commercial to the south.

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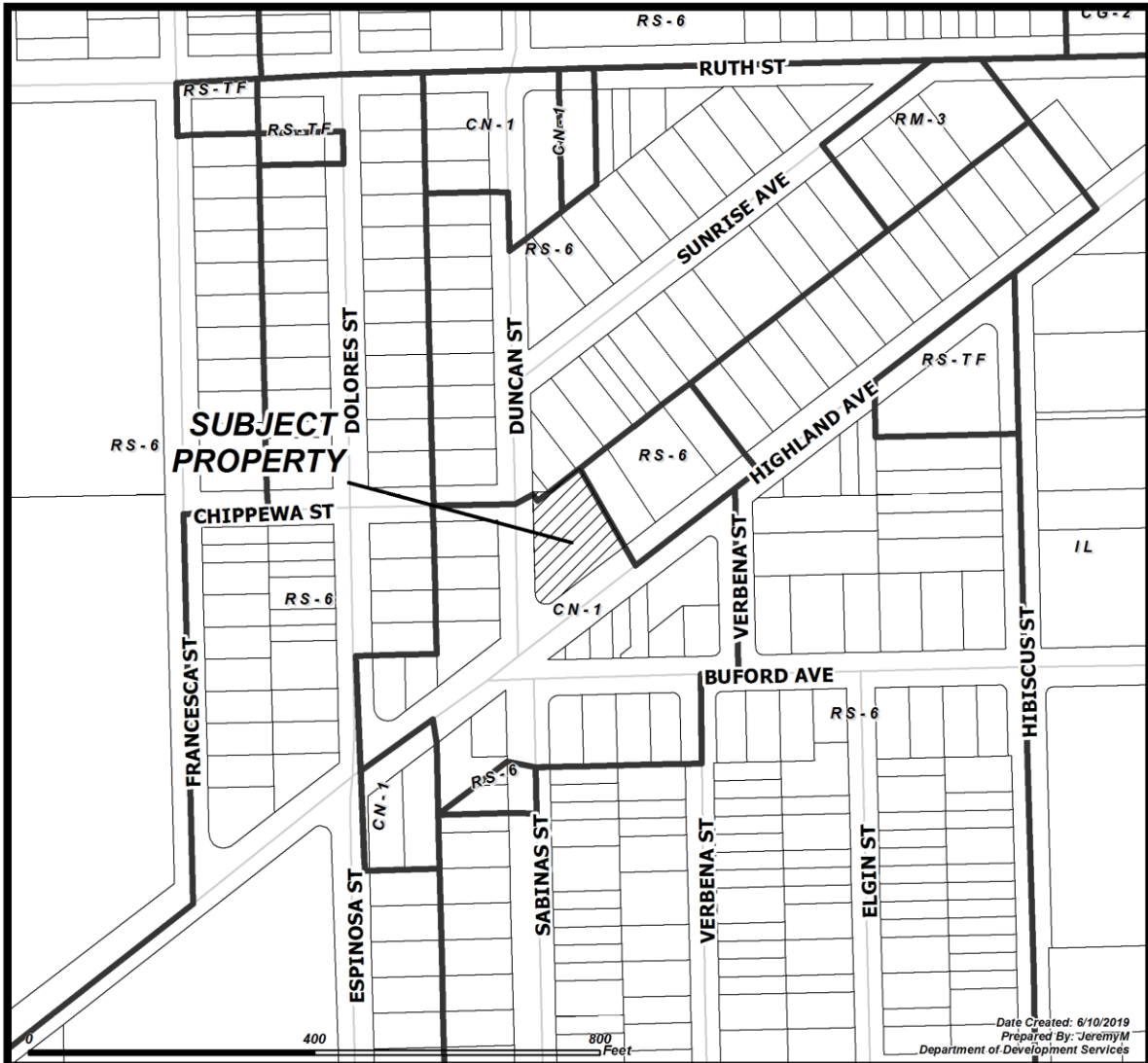
Staff Recommendation:

Approval of the change of zoning from “CN-1” Neighborhood Commercial to “RS-6” Single-Family District.

Public Notification	Number of Notices Mailed – 52 within 200-foot notification area 6 outside notification area
	<u>As of July 26, 2019:</u>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.242% of the land within the 200-foot notification area in favor.

Attachments:

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



Date Created: 6/10/2019
Prepared By: Jeremy M
Department of Development Services

CASE: 0519-03
SUBJECT PROPERTY WITH ZONING

 Subject Property

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		



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 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. 0519-03**

Sergio and Magali Martinez have petitioned the City of Corpus Christi to consider a change of zoning from the **"CN-1" Neighborhood Commercial District** to the **"RS-6" Single-Family 6 District, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

2934 Highland Avenue and described as being 0.35 acres out of Lot 21AR, Block 6, Montrose Park, located at the northeastern corner of the intersection of Highland Avenue and Duncan Street, east of Osage Street, and west of South Port Avenue.

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 on **Wednesday, June 26, 2019**, during one of the Planning Commission's regular meetings, which begins at **5:30 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: Cesar Ruiz
Address: 938 Dolores, City/State: Corpus Christi TX
 IN FAVOR () IN OPPOSITION Phone: _____

REASON:

Andrew Dimas
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 19ZN1011
Property Owner ID: 47

361-8554642
Case No. 0519-03
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com