

# PLANNING COMMISSION FINAL REPORT

Case No. 0921-02

INFOR No. 21ZN1033

**Planning Commission Hearing Date:** September 15, 2021

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Ed Rachal Foundation  <b>Applicant:</b> Urban Engineering  <b>Location Address:</b> 2210 Mary Street  <b>Legal Description:</b> Lots 1-7, 8A, and Lots 10-12, Eckerd Addition, Lots 1-15, 37, and a portion of Lot 38, Jasmin Addition, Lots 2, 3, 38-41, and a portion of Lots 1 and 42, Block 6, Summit Addition, Lots 25-30, Block 10, Patrick-Webb Addition, and Lots 16-21, Block 6, Summit Addition, located surrounding the former Lamar Elementary School and fronting upon multiple streets including Mary Street, South 19th Street, 20th Street, 21st Street, and Morris Street.</p>			
<b>Zoning Request</b>	<p><b>From:</b> “RS-6” Single-Family 6 District, “RM-3” Multifamily District, and the “CN-1” Neighborhood Commercial District  <b>To:</b> “CI” Intensive Commercial District  <b>Area:</b> 3.43 acres  <b>Purpose of Request:</b> To allow for the use of parking for a new City facility.</p>			
<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 District “RM-3” Multifamily District, and “CN-1” Neighborhood Commercial District	Vacant and Low Density Residential	Commercial and Medium Density Residential
<i>North</i>		“RS-6” Single-Family 6 District	Vacant and Low Density Residential	Medium Density Residential
<i>South</i>		“RS-6” Single-Family 6 District	Low Density Residential	Medium Density Residential
<i>East</i>		“RS-6” Single-Family 6 District “RM-3” Multifamily District, and “CN-1” Neighborhood Commercial District	Vacant and Low Density Residential	Medium Density Residential
<i>West</i>		“RS-6” Single-Family 6 District	Vacant and Low Density Residential	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a commercial use. The proposed rezoning to the “CI” Intensive Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.  <b>City Council District:</b> 1  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property have street frontages along Morris Street, South 19 <sup>th</sup> Street, Mary Street, 20 <sup>th</sup> Street, and 21 <sup>st</sup> Street. South 19 <sup>th</sup> Street is designated as an “C1” Minor Collector Street. Morris Street, Mary, Street, 20 <sup>th</sup> Street, and 21 <sup>st</sup> Street are designated as Local/Residential Streets. According to the Urban Transportation Plan, “C1” Minor Collector Streets can convey a capacity of 1,000 to 3,000 Average Daily Trips (ADT).				
	<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>
	<b>Morris Street</b>	Local/Residential	50’ ROW 28’ paved	60’ ROW 40’ paved	N/A
	<b>South 19<sup>th</sup> Street</b>	“C1” Minor Collector	60’ ROW 40’ paved	60’ ROW 40’ paved	N/A
	<b>Mary Street</b>	Local/Residential	50’ ROW 28’ paved	60’ ROW 40’ paved	N/A
	<b>20<sup>th</sup> Street</b>	Local/Residential	50’ ROW 28’ paved	60’ ROW 40’ paved	N/A
	<b>21<sup>st</sup> Street</b>	Local/Residential	50’ ROW 28’ paved	60’ ROW 40’ paved	N/A

**Staff Summary:**

**Development Plan:** The subject property is 3.43 acres in size. The applicant is proposing that the existing residential lots will be converted into a parking lot with approximately 286 parking spaces. These parking spaces will benefit the City Call Center, Department Offices, and the Corpus Christi Police Department (CCPD).

**Existing Land Uses & Zoning:** The various subject properties are currently zoned “RS-6” Single-Family 6 District, “RM-3” Multifamily District, and the “CN-1” Neighborhood Commercial District and consist of former single-family residential lots. To the north are single-family residences and vacant properties zoned “RS-6” Single-Family 6 District platted in 1909. To the south are single-family residences and vacant properties zoned “RM-3” Multifamily 3 District and commercial properties zoned “CI” Intensive Commercial District also platted in 1909. To the east are single-family residences and St. Joseph’s Catholic Church zoned “RM-3” Multifamily 3 District platted in 1929. To the west are single-family residences zoned “RS-6” Single-Family 6 District platted in 1909.

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

**Plat Status:** The properties are platted.

**Utilities:**

**Water:** 10-inch CIP line located along South 19<sup>th</sup> Street.

**Wastewater:** 8-inch VCP line located along South 19<sup>th</sup> Street.

**Gas:** 2-inch Service Line located along Mary Street.

**Storm Water:** Road side inlets surrounding the subject property.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the “CI” Intensive Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Support construction of new public facilities at optimal sites. (Infrastructure, Facilities, and Public Services Policy Statement 6).
- 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).

**Department Comments:**

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties. The proposed rezoning warrants an amendment to the Future Land Use Map.
- However, the “CI” Intensive Commercial District opens the possibility of more intense commercial uses such as Mini-Storage, Bars, and Night Clubs adjacent to single-family residences. A special permit should be considered.

**Planning Commission and Staff Recommendation (September 15, 2021):**

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CI” Intensive Commercial District, in lieu thereof approval of the “RS-6/SP” Single-Family 6 District with a Special Permit and subject to the following conditions:

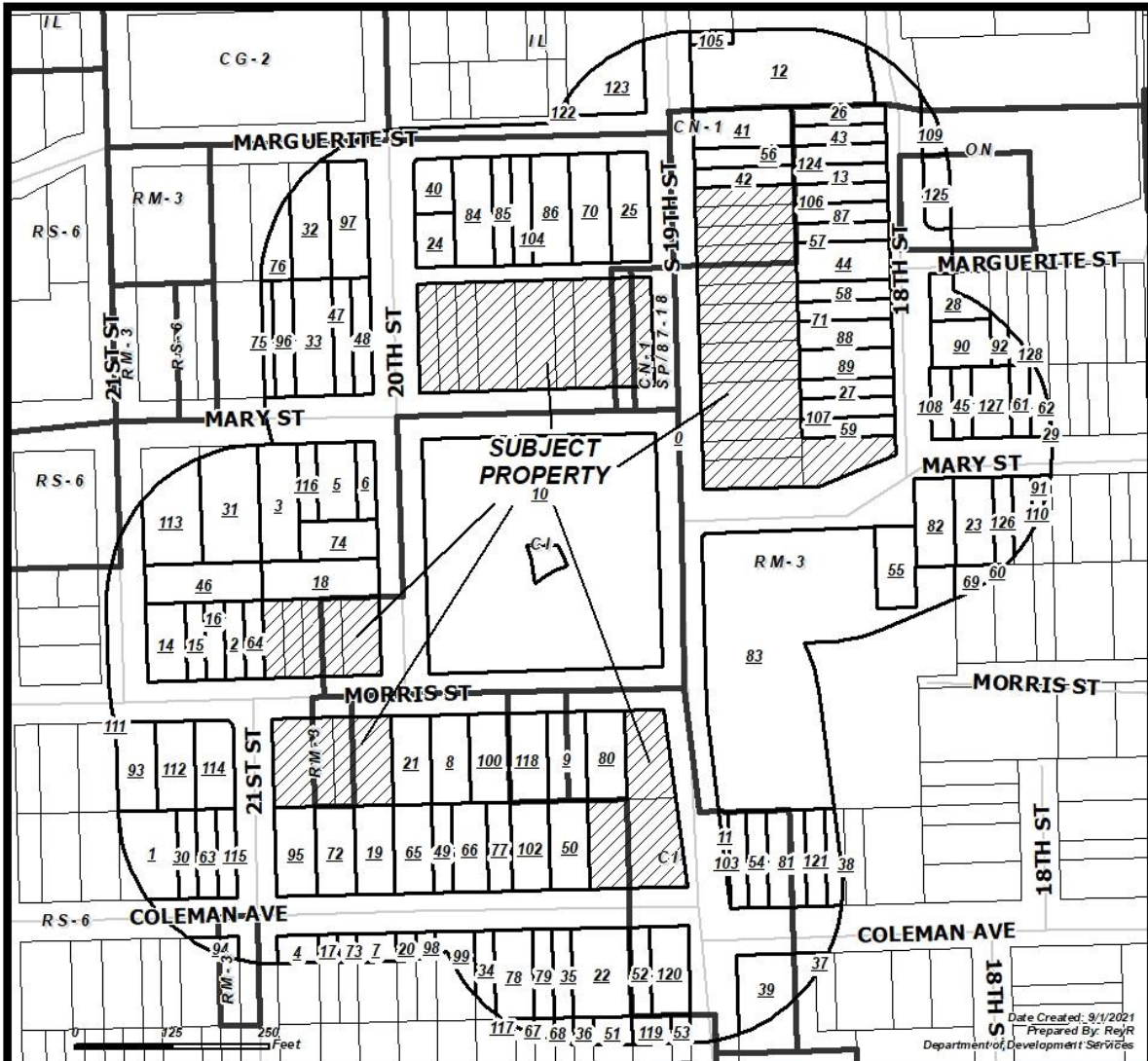
1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is an accessory parking use for a government facility.
2. **Landscaping:** The Properties are exempt from Section 7.3.3 of the Unified Development Code (UDC).
3. **Vehicular Screening:** The Properties shall follow the standards set in Section 7.3.11 of the Unified Development Code (UDC).
4. **Buffer Yard:** The following buffer yard standards shall apply to the Properties: When adjacent to the “RM-3” Multifamily District or “CN-1” Neighborhood Commercial District, the requirement shall be 5-feet of buffer yard with a 7-foot-tall screening fence. When adjacent to the “RS-6” Single-Family 6 District, the requirement shall be 10-feet of buffer yard with a 7-foot-tall screening fence.
5. **Lighting:** All lighting must adhere to the standards set in the Unified Development Code (UDC).

6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

<b>Public Notification</b>	Number of Notices Mailed – 129 within 200-foot notification area. 4 outside notification area
	<b><u>As of September 10, 2021:</u></b>
	In Favor – 17 inside notification area (from applicant) – 0 outside notification area
	In Opposition – 3 inside notification area – 0 outside notification area
	Totaling 1.45% of the land within the 200-foot notification area in opposition.  *Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

**Attachments:**

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

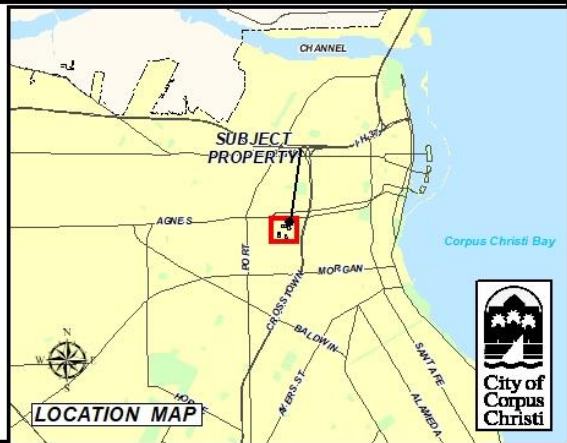


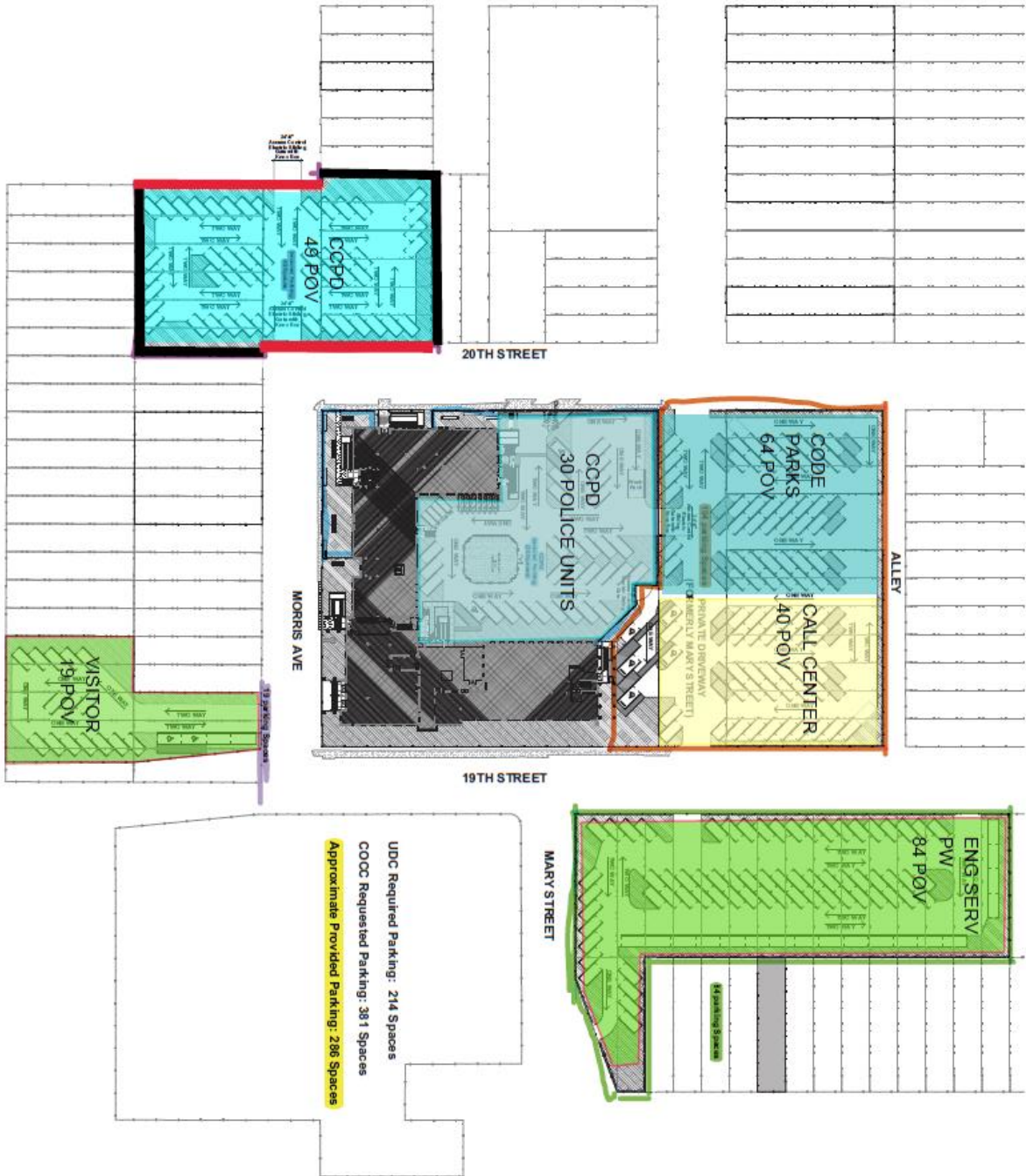
Date Created: 9/1/2021  
Prepared By: ReyR  
Department of Development Services

**Case # 0921-02  
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 in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition





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. 0921-02**

**Ed Rachal Foundation** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District, "RM-3" Multifamily District, and the "CN-1" Neighborhood Commercial District** to the **"CI" Intensive Commercial District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Multiple properties located at or near 2210 Mary Street and described as Lots 1-7, 8A, and Lots 10-12, Eckerd Addition, Lots 1-15, 37, and a portion of Lot 38, Jasmin Addition, Lots 2, 3, 38-41, and a portion of Lots 1 and 42, Block 6, Summit Addition, Lots 25-30, Block 10, Patrick-Webb Addition, and Lots 16-21, Block 6, Summit Addition, located surrounding the former Lamar Elementary School and fronting upon multiple streets including Mary Street, South 19<sup>th</sup> Street, 20<sup>th</sup> Street, 21<sup>st</sup> Street, and Morris Street**

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, September 15, 2021**, 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: Dolores Marie Fischer Lopez

Address: 2209 Morris City/State: C.C., TX

( ) IN FAVOR  IN OPPOSITION Phone: 361 994-0539

REASON: I am property owner.

Dolores Marie Fischer Lopez  
Signature

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Rezoning Case No. 0921-02**

**RECEIVED**  
SEP 10 2021  
CITY SECRETARY'S OFFICE

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Printed Name: Concepcion O. Reyna  
Address: 2314 Morris City/State: Corpus Christi, Tx  
 IN FAVOR  IN OPPOSITION (NOT FOR) Phone: 78405  
REASON: - Protest - IT (737) 701-7175

Concepcion O. Reyna  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 21ZN1033  
Property Owner ID: 64

Case No. 0921-02  
Project Manager: Andrew Dimas  
Email: [AndrewD2@octexas.com](mailto:AndrewD2@octexas.com)



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Printed Name: Dolores Marie Fischer Lopez  
Address: 2205 Morris St. City/State: Corpus Christi, TX  
( ) IN FAVOR  IN OPPOSITION Phone: 361 994-0539

REASON:  
I am property owner, Renter has no place to go.  
Dolores Marie Fischer Lopez  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 21ZN1033  
Property Owner ID: 80

Case No. 0921-02  
Project Manager: Andrew Dimas  
Email: AndrewD2@octexas.com