

**ZONING REPORT**  
**Case 0823-03**

| <b>Applicant &amp; Subject Property</b>  |  |   |                            |
|--|--|---|----------------------------|
| <p><b>District:</b> 1<br/> <b>Owner:</b> Christus Spohn Health System Corp.<br/> <b>Applicant:</b> Christus Spohn Health System Corp.<br/> <b>Address:</b> 1314 3<sup>rd</sup> Street, located along the south side of Morgan Avenue, and west of 3<sup>rd</sup> Street.<br/> <b>Legal Description:</b> Lot 2, Block IIA, Ocean View<br/> <b>Acres of Subject Property:</b> 0.75 acre. Refer to the attached Existing Zoning Map.<br/> <b>Pre-Submission Meeting:</b> May 12, 2023</p> |  |   |                            |
| <b>Zoning Request</b>  |  |   |                            |
| <p><b>From:</b> "RM-1/SP" Multi-Family District with a Special Permit.<br/> <b>To:</b> "CG-2" General Commercial District.<br/> <b>Purpose of Request:</b> To allow for the relocation of an existing helipad and additional parking for the hospital's visitors and staff members.</p>  |  |   |                            |
| <b>Land Development &amp; Surrounding Land Uses</b>  |  |   |                            |
|  | <b>Zoning District</b>                             | <b>Existing Land Use</b>  | <b>Future Land Use</b>     |
| <b>Site</b>  | "RM-1/SP" Multi-Family with a Special Permit       | Vacant  | Institutional              |
| <b>North</b>   | "ON" Neighborhood Office                           | Medium-Density Residential  | Medium-Density Residential |
| <b>South</b>   | "CG-2/SP" General Commercial with a Special Permit | Public/Semi-Public Use<br>(Christus Spohn Hospital Campus)        | Commercial                 |
| <b>East</b>  | "CG-2/SP" General Commercial with a Special Permit |   |                            |
| <b>West</b>  | "CG-2" General Commercial                          | Public/Semi-Public,<br>Vacant<br>(Christus Spohn Hospital Campus) | Institutional              |
| <p><b>Plat Status:</b> The subject property is currently platted. A replat will be required; the helipad and parking are accessory uses to medical facilities.<br/> <b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> None.<br/> <b>Code Violations:</b> None.</p>   |  |   |                            |
| <b>Transportation and Circulation</b>  |  |   |                            |
| Morgan Avenue  | <b>Designation-Urban Street</b>                    | <b>Section Proposed</b>   | <b>Section Existing</b>    |
|  | "A1" Minor Arterial Und.                           | 2 Lanes, 95'  | 4 Lanes, 60'               |

**Transit:** The Corpus Christi RTA provides service to the subject property via bus route 6 *Santa Fe/Malls* and 19 *Ayers* along the western boundary of the subject property on 3<sup>rd</sup> Street and via *23 Molina* near Morgan Avenue and Santa Fe Street.

**Bicycle Mobility Plan:** The subject property is approximately 750 feet away from a proposed multi-use side path along Ocean Drive.

### Utilities

**Gas:** A 4-inch active WS line exists along 2<sup>nd</sup> Street and across Morgan Avenue to the northern boundary of the subject property.

**Stormwater:** A 12-inch active RCP line exists along 3<sup>rd</sup> Street and a 72-inch active RCP along Morgan Avenue.

**Wastewater:** A 6-inch active VCP line exists along 3<sup>rd</sup> Street and along Morgan Avenue.

**Water:** A 16-inch active PVC line along the west side of 3<sup>rd</sup> Street and a 12-inch active PVC line exists along the north side of Morgan Avenue.

### Corpus Christi Comprehensive Plan (Plan CC)

**Plan CC:** Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.

**Area Development Plan (ADP):** According to Plan CC the subject property is located within the Southeast Area Development Plan (Adopted on July 11, 1995).

**Water Master Plan:** No improvements have been proposed.

**Wastewater Master Plan:** No improvements have been proposed.

**Stormwater Master Plan:** No improvements have been proposed.

### Public Notification

Number of Notices Mailed

11 within a 200-foot notification area

5 outside 200-foot notification area

In Opposition

0 inside the notification area

0 outside the notification area

0 % in opposition within the 200-foot notification area ( Zero individual property owner)

### Public Hearing Schedule

**Planning Commission Hearing Date:** August 23, 2023

**City Council 1<sup>st</sup> Reading/Public Hearing Date:** October 17, 2023

**City Council 2<sup>nd</sup> Reading Date:** October 24, 2023

### **Background:**

The subject property, a parcel from the Christus Spohn hospital campus between Morgan Avenue and Booty street, and Ocean Drive and Santa Fe Street, is located along the south side of Morgan Avenue and east of 3<sup>rd</sup> Street. It is approximately 0.75 acre in size and is being proposed as the new site for the hospital's existing helipad on Ocean Drive and Morgan Avenue where additional parking for staff members and visitors will also be provided. The subject property is a portion of the former site of the extended care facility; which, will allow the pad to be closer to the emergency room's entrance.

The subject parcel is zoned “RM-1/SP” Multi-Family with a Special Permit and is vacant. The property to the east and south is zoned “CG-2/SP” General Commercial with a Special Permit with a Public/Semi-Public use. To the north of the site and Morgan Avenue, the property is zoned “ON” Neighborhood Office with medium-density residential use. To the west of the site, the properties are zoned “CG-2” General Commercial with commercial and Public/Semi-Public uses.

**Comprehensive Plan (Plan CC) Consistency:**

The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design
  - Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
    - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and built environments.
  - Encourage design standards that result in high quality-built environments.

**Southeast ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is consistent with the Future Land Use Map’s designation of Institutional Use and the ADP.

**Staff Analysis:**

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.

- The proposed rezoning is consistent with broader elements of Plan CC and the FLUM.
- Hospitals are permitted within all neighborhood, general, and intensive commercial districts. The surrounding properties have been exposed to the hospital’s helicopter operations since 2002.
- The UDC (Unified Development Code) allows a helipad as an accessory to medical facility uses; and the applicant’s request to relocate the existing pad from Morgan Avenue and Ocean Drive to Morgan Avenue and 3<sup>rd</sup> Street, closer to the emergency room, has been deemed an appropriate request.
- The surrounding area, initially subdivided for residential uses, now consists mostly of professional offices along roads with classification of collector street or above and patches of 2-story multi-family buildings to the north and west of the host-parcel.
- In reviewing the applicant’s request for the relocation of the pad to a denser area of the block, staff considered the adverse impacts the applicant’s request may have on the surrounding properties, including:
  - The operational characteristic of the requested use such as use frequency of the helipad and time of use, the size of the helicopter the pad will serve (during disaster relief, large military aircraft may need access), obstructions, and noise

and dust nuisances with the proximity of the site to residential uses and mid-rise office buildings.

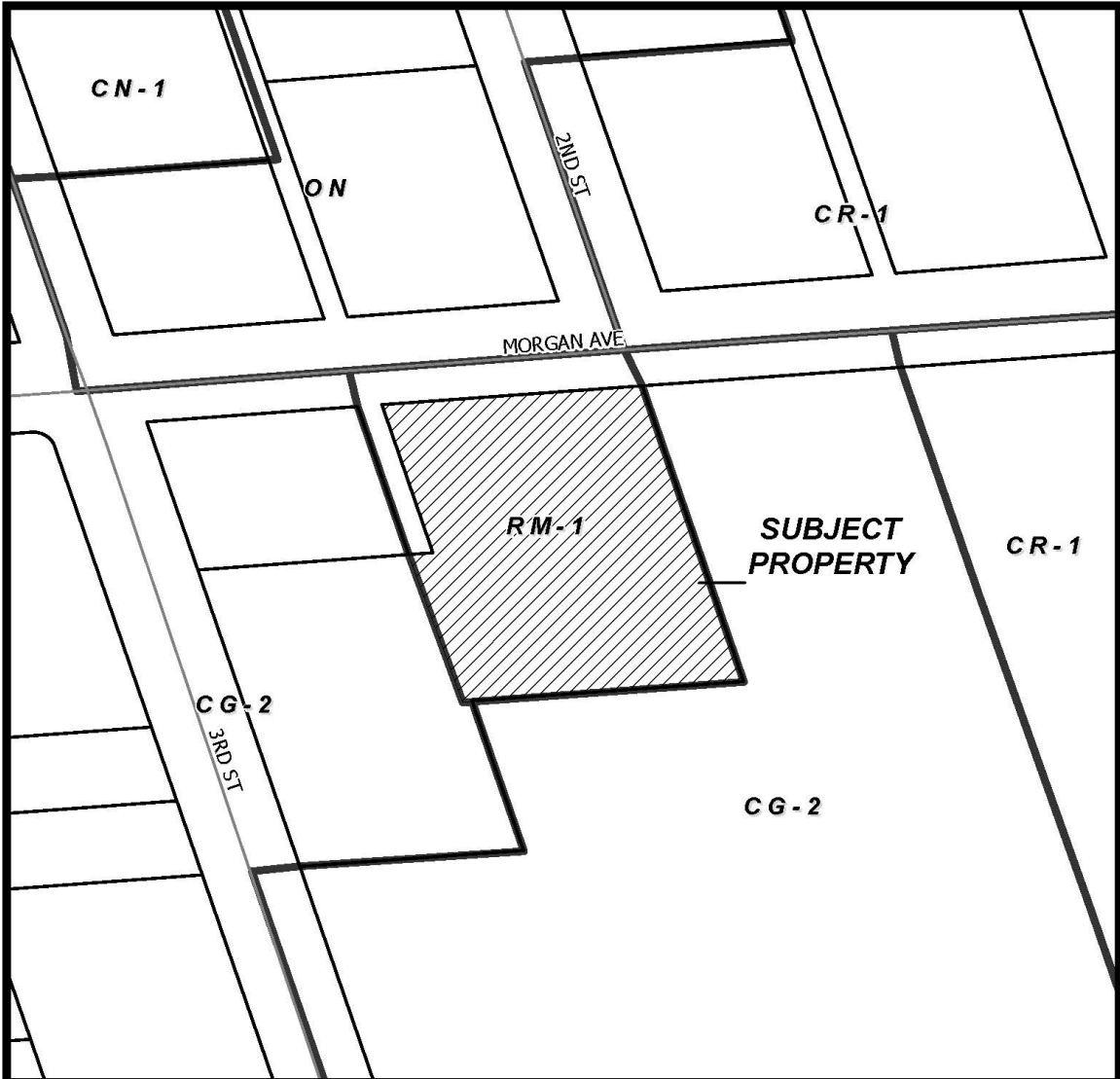
- The flight characteristic of the helicopter with regard to landing area, its ascent and descent patterns (approach/departure paths), and transitional surfaces within an urban area.
- Per UDC (Unified Development Code) section 5.3.2.E, a helipad shall provide adequate land area for take-off and landing to ensure public safety in accordance with Federal Aviation Administration standards. The site plan indicates design standards that align with the FAA's (Federal Aviation Administration). The approach/departure path, transitional surfaces, and HPZ (Helicopter Protection Zone) are shown with their axis perpendicular to Ocean Drive and address the safety of people and protection of properties on the ground.
- Staff's opinion is that while the rezoning may have some adverse impacts, and with the helipad being essential to the hospital, the design standards used for the layout of the helipad brings the request closer to achieving consistency with Plan CC's recommendation for development patterns that contribute to high a quality of life.

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 recommends approval of the change of zoning.

**Planning Commission and Staff Recommendation (August 9, 2023):** Approval of the change of zoning from the "RM-1/SP" Multi-Family District with a Special Permit to the "CG-2" General Commercial.

**Attachments:** (A) Existing Zoning Map, (B) Site Plan, (C) Site Plan (Departure/Approach Path)

(A) EXISTING ZONING MAP



**CASE: 0823-03**  
**SUBJECT PROPERTY WITH ZONING**



- |  |   |
|--|---|
| A-1 Apartment House District                 | I-1 Limited Industrial District             |
| A-1A Apartment House District                | I-2 Light Industrial District               |
| A-2 Apartment House District                 | I-3 Heavy Industrial District               |
| AB Professional Office District              | PUD Planned Unit Development                |
| AT Apartment-Tourist District                | R-1A One Family Dwelling District           |
| B-1 Neighborhood Business District           | R-1B One Family Dwelling District           |
| B-1A Neighborhood Business District          | R-1C One Family Dwelling District           |
| B-2 Bayfront Business District               | R-2 Multiple Dwelling District              |
| B-2A Barrier Island Business District        | RA One Family Dwelling District             |
| B-3 Business District                        | RE Residential Estate District              |
| B-4 General Business District                | R-TH Townhouse Dwelling District            |
| B-5 Primary Business District                | SP Special Permit                           |
| B-6 Primary Business Core District           | T-1A Travel Trailer Park District           |
| BD Corpus Christi Beach Design Dist.         | T-1B Manufactured Home Park District        |
| F-R Farm Rural District                      | T-1C Manufactured Home Subdivision District |
| HC Historical-Cultural Landmark Preservation |   |





(C) SITE PLAN (DEPARTURE/APPROACH PATH)

