



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of March 19, 2024
Second Reading for the City Council Meeting of March 26, 2024

DATE: March 19, 2024

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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**Rezoning for a property at or near
922 W Lakeside Drive**

CAPTION:

Zoning Case No. 0124-06 (ZN8171), Sunriser Park LLC (District 4). Ordinance rezoning a property at or near 922 W. Lakeside Drive from the "RS-6" Single-Family 6 District and "RS-6/SP" Single-Family 6 District with a Special Permit to the "RM-2" Multi-Family 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 a multi-family development.

BACKGROUND AND FINDINGS:

The subject property, with a 1.53 acreage, is within the Flour Bluff area, north of NAS (Naval Air Station) Drive and South Padre Island Drive (SH-358), and west of Waldron Road and NAS Drive. The site formerly hosted a non-conforming use (manufactured home park) with a 5-unit multi-family structure remaining at the northeast corner of the site. Approximately 0.6 mile north, is the southern boundary of the nearly 2,067-acre TRUAXX naval field. The site is within the MCAOD (Military Area Compatibility Overlay District) of the TRUAXX base, outside any of its CZ (Clear Zone), APZ (Accident Potential Zone) I and II zones; however, within its light and vertical obstruction safety subzones.

The subject property is surrounded by vacant properties to the north, west, and south. To the east of W. Lakeside Drive and the subject parcel, are "CG-1" General Commercial zoned properties that are vacant inner-block, with commercial uses, along NAS Drive. The properties to the north, abutting the northern and western boundaries of the site, are zoned "CG-1" and "RS-6" Single-Family 6, and are vacant. South of the property, along NAS Drive Westbound, is also a vacant parcel zoned "CG-1." Although not immediately adjacent to the subject property, the "RS-6" District north of the subject

parcel, contains several small enclaves of non-conforming uses; including a self-storage facility, and multi-family uses.

The applicant is requesting an amendment to the existing zoning district to accommodate a multi-family development targeting the senior population; for seniors; expanding the existing 5-unit apartments into a total of 35, with 30 new units out of steel shipping containers. The proposed development will offer affordable housing to senior citizens on fixed income with options for veterans in the Flour Bluff community. The applicant revealed that similar communities in their portfolio are characterized by a large group of their residents having little to no vehicular access; relying on bicycles, public transportation, or ride shares. The development will also include support and recreational facilities.

The “RM-2” Multifamily zoning district provides a variety of housing types. Housing types may take the form of single-family detached, zero lot line, traditional semi-attached, two-family, townhouse or apartment units. These 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. Apart from the variety of housing types permitted, group homes, educational facilities, parks and open areas, and places of worship are also permitted.

The proposed rezoning is consistent with many elements and goals of Plan CC (City of Corpus Christi Comprehensive Plan); however, it is inconsistent with the FLUM’s (Future Land Use Map) designation of Transition Aviation Special District, warranting an amendment to the FLUM.

Public Input Process

Number of Notices Mailed: 14 notices were mailed within the 200-foot notification area, and 2 outside the notification area.

As of March 15, 2024:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

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” Single-Family 6 District and “RS-6/SP” Single-Family 6 District with a Special Permit to the “RM-2” Multi-Family District on January 24, 2024.

Vote Results

For: 8

Against: 0

Absent: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report