

ZONING REPORT

Case # 0124-02

Applicant & Subject Property			
<p>City Council District: 4 Owner/Applicant: John Tompkins Address: 14762 Running Light Drive, located along the north side of Running Light Drive, west of Leeward Drive. Legal Description: Lot 27, Block 3, Padre Island Section E Acreage of Subject Property: 0.28 acres Pre-Submission Meeting: October 25, 2023</p>			
Zoning Request			
<p>From: "RS-6/IO" Single-Family 6 District with the Island Overlay To: "RM-AT/IO" Multifamily Apartment District with the Island Overlay Purpose of Request: To allow for compatibility with surrounding land uses with increased development options.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6/IO" Single-Family 6 with the Island Overlay	Vacant	Mixed Use
North		Water	Water
South	"RM-AT/IO" Multifamily Apartment Tourist with the Island Overlay	Vacant	Mixed Use
East	"RS-6/IO" Single-Family 6 with the Island Overlay		
West	"RM-AT/IO" Multifamily Apartment Tourist with the Island Overlay		
<p>Plat Status: The property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 38, Page 25-26, Padre Island Section E (Dated: March 3rd, 1972). Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The property is not located within a MCAOD. Code Violations: None.</p>			
Transportation and Circulation			
Running Light Drive	Designation-Urban Street	Section Proposed	Section Existing
	Local Residential Street	1 Lane, 50 feet	1 Lane, 60 feet

Transit: The Corpus Christi RTA provides service less than ¼ mile from the subject property via *Route 65 Padre Island Connection*.

Bicycle Mobility Plan: A 1-way Cycle Track (both sides) is planned for Leeward Drive from Windward Drive to St. Bartholomew Avenue.

Utilities

Gas: 2" PE line along the east side of Leeward Drive (approximately 200 feet from the subject property)

Stormwater: 18" RCP line on Aruba Drive (approximately 150 feet from the subject property)

Wastewater: 8" VCP line along the north side of Running Light Drive.

Water: 8" ACP line along the south side of Running Light Drive.

Corpus Christi Comprehensive Plan

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 Padre-Mustang Island Area Development Plan (Adopted on June 29, 2021).

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

- 39 within a 200-foot notification area
- 2 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 (0 individual property owners)

Public Hearing Schedule

Planning Commission Hearing Date: January 10, 2023

City Council 1st Reading/Public Hearing Date: February 20, 2023

City Council 2nd Reading Date: February 27, 2023

Comprehensive Plan Consistency:

- **Plan CC:** 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 stabilization, revitalization, and redevelopment of older neighborhoods.
 - Encourage orderly growth of new 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.
- **Area Development Plan (Mustang/Padre Island) and FLUM (Future Land Use Map)**
Consistency: The proposed rezoning is consistent with policy initiatives in the ADP and the FLUM's designation of Mixed-Use. :
 - Mixed Use Areas: Include residential retail, hotel and office uses.
 - Vision Themes:
 - Blended Residential Community and Destination Location. Encourage tourism and the development of local commercial businesses to build a strong economic environment and sufficiently support the year-round residential community.
 - Policy Initiatives: Support and encourage compatible and context-sensitive development that provides a mix of land uses.

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. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with elements of the Comprehensive Plan and Future Land Use Map.
- Rezoning the subject property allows for greater computability with adjacent, neighborhood properties.
- The "RM-AT" District will allow for commercial uses such as extended stay facilities, hotels, and motels not allowed in the single-family or multifamily zoning districts.
- The rezoning supports compatible and context-sensitive development with a mix of land uses.
- Will remain in the (IO) Island Overlay, which has architectural standards to maintain neighborhood character.

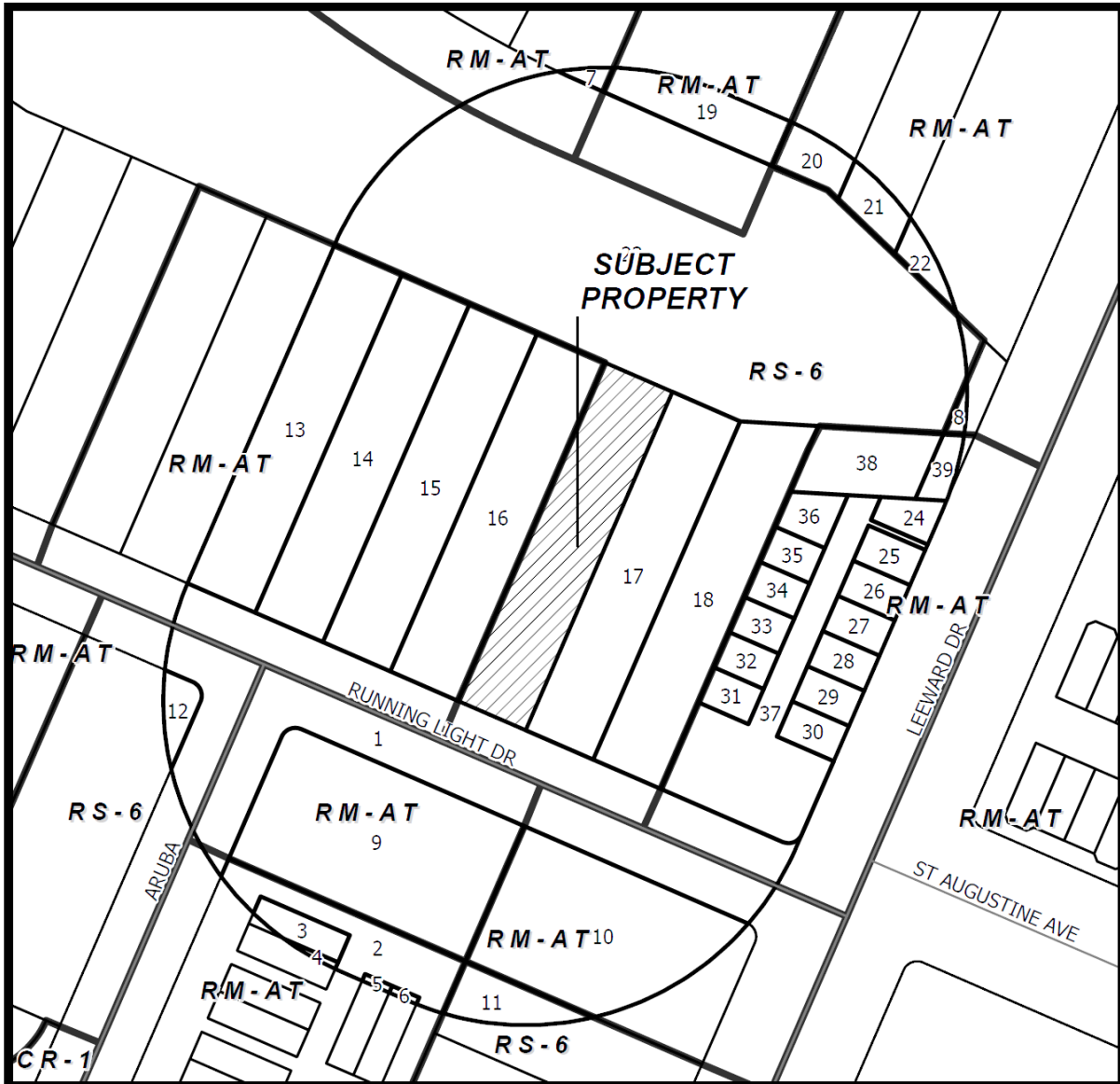
Planning Commission and Staff Recommendation (January 10, 2024):

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, Planning Commission and Staff recommend approval of the change of zoning from the "RS-6/IO" Single-Family 6 District with the Island Overlay to the "RM-AT/IO" Multifamily Apartment Tourist District with the Island Overlay.

Attachment (s):

- (A) Existing Zoning and Notice Area Map

Attachment (A) Existing Zoning and Notice Area Map



CASE: 0124-02 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

