

ZONING REPORT

Case # 0422-04

Applicant & Subject Property					
<p>City Council District: 4 Owner: Danial Homes, LLC. Applicant: Danial Homes, LLC. Address and Location: 14825 Granada Drive, located along the west side of Granada Drive, west of Leeward Drive, and north of Whitecap Boulevard. Legal Description: Lot 20, Block 1, Padre Island-Corpus Christi Section D. Acreage of Subject Property: 0.3673 (16,000 square feet)</p>					
Zoning Request					
<p>From: "RM-AT/IO" Multifamily Apartment Tourist District with the Island Overlay To: "RM-AT/IO/PUD" Multifamily Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay Purpose of Request: To allow for a planned multifamily development consisting of a five-unit multifamily structure.</p>					
Land Development & Surrounding Land Uses					
	Zoning District	Existing Land Use	Future Land Use		
Site	"RM-AT/IO"	Vacant	High Density Residential		
North	"RM-AT/IO"	Vacant			
South	"RM-AT/IO"	Medium Density Residential			
East	"RM-AT/IO/PUD"	Medium Density Residential			
West	"RM-AT/IO"	Medium Density Residential, Water			
<p>Plat Status: Property not platted. Air Installation Compatibility Use Zone (AICUZ): No. Code Violations: None.</p>					
Transportation & Circulation for Granada Drive					
Designation-Urban Street	Section Proposed	Section Existing	Total Volume (V)	Total Capacity (C)	VC Ratio
Local Residential	50 Feet Right of Way	4 Lanes 50 Feet	NA	NA	NA
Distance to Bicycle Network ³		Bicycle Infrastructure ³			
		Segment Proposed ³	Segment Existing		
To the west miles, .25 miles to the west		1- Cycle Track (Both Sides)	None		

1 City of Corpus Christi Urban Transportation Plan
2 Corpus Christi MPO Travel Demand Model Volumes
3 Strategic Plan for Active Mobility

Utilities

Gas: 2-inch gas service line located east side of Granada Drive.
Stormwater: 15-inch storm pipe located 205 feet to the east.
Wastewater: 8-inch clay line along east side of Granda drive.
Water: 8-inch ACP along the front property line.

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 July 11, 1995).
Future Land Use Map: High Density Residential.
Water Master Plan, Wastewater Master Plan, Stormwater Master Plan: Currently, there are no proposed improvements.

Public Notification

Number of Notices Mailed – 22 within 200-foot notification area
Returned Notices: In Favor – 0 inside notification area
In Opposition – 0 inside notification area
0% in opposition within the 200-foot notification area

Public Hearing Schedule

Planning Commission Hearing Date: June 1, 2022
City Council 1st Reading/Public Hearing Date: July 19, 2022
City Council 2nd Reading Date: July 26, 2022

Development Plan: The subject property is .36 acre in size. The proposed use is a development consisting of a five-unit multifamily structure. The following table compared the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RM-AT/IO” District.

<i>Minimum Dimensions</i>	<i>“RM-AT” District Standards</i>	<i>Proposed PUD</i>	<i>Deviation</i>
Minimum Lot Width	85 ft	50 ft	Yes
Parking Requirement	2 per unit, Plus 1 visitor per 5 units.	2 per unit 4 Visitor	No

Department Comments: As part of the rezoning process, all PUDs are reviewed by the Technical Review Committee (TRC).

Comprehensive Plan Consistency:

Plan CC: The proposed rezoning consistent with following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning and Urban Design
 - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Encourage orderly growth of residential, commercial, and industrial areas.

Future Land Use Map: The proposed rezoning is consistent with the Future Land Use Map.

- High residential uses.

Staff Analysis: “While the comprehensive plan is consulted when making decisions about rezonings. . . It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose of the rezoning request and conducted research into the properties 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 comprehensive plan. As a result of the above analysis staff notes the following:

- The proposed zoning is consistent with the Future Land Use Map, and with many broader elements of the with the Comprehensive Plan.
- The Future Land Use Map proposes high-density residential uses, however, the Unified Development Code states that multifamily 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.
- Character of neighborhood has multiple Planned Unit Developments.

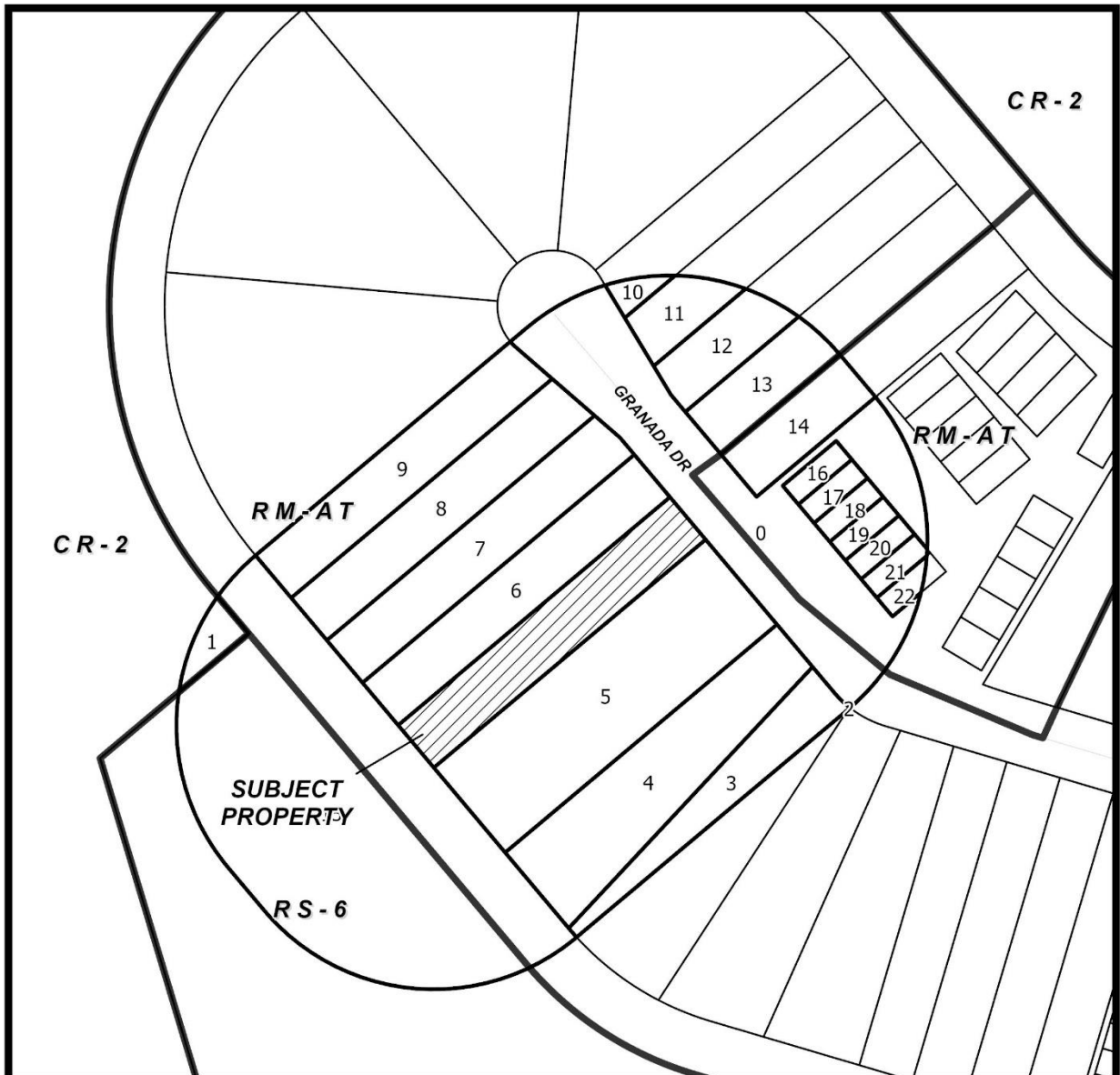
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency and considering public input, staff proposes denial of the change of zoning.

Planning Commission and Staff recommendation (June 1, 2022): Denial of the change of zoning from the “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay to “RM-AT/IO/PUD” Multifamily Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Master Site Plan

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



CASE: 0422-04
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

