

ZONING REPORT

Case # 0623-04

Applicant & Subject Property			
<p>City Council District: 2 Owner: Southern Builders CO, LLC Applicant: Southern Builders CO, LLC Address: 639 Del Mar Boulevard, located along the south side of Del Mar Boulevard, along the east of 15th Street and Staples Street, and north of Naples Street. Legal Description: Lot 12, Block 38, Del Mar. Acreage of Subject Property: 0.23 acres (10,032 sq/feet). Pre-Submission Meeting: April 4, 2023.</p>			
Zoning Request			
<p>From: "RS-6" Single-Family 6 District To: "RS-TH" Townhouse District Purpose of Request: To allow for a townhome development.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant (Unoccupied)	Medium-Density Residential
North	"RS-6" Single-Family 6, "RS-TF" Two-Family	Public Semi-Public, Low-Density Residential, Medium-Density Residential	Government, Medium-Density Residential, High-Density Residential
South	"RS-6" Single-Family 6, "CN-1" Neighborhood Commercial	Vacant, Low-Density Residential, Medium-Density Residential, Commercial	Medium-Density Residential, High-Density Residential, Commercial
East	"RS-6" Single-Family 6	Low-Density Residential, Medium-Density Residential	Medium-Density Residential, High-Density Residential
West	"RS-TF" Two-Family, "CN-1" Neighborhood Commercial	Public Semi-Public, Low-Density Residential, Medium-Density Residential, Commercial	Government, Medium-Density Residential, High-Density Residential, Commercial
<p>Plat Status: The subject property is platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not located in the MCAOD. Code Violations: There are no open cases relating to the subject property. The subject property has a history of previous violations that have since been resolved and occurred prior to current ownership.</p>			

Transportation and Circulation			
	Designation-Urban Street	Section Proposed	Section Existing
Del Mar Boulevard	Local Street (Marginal Access)	2 Lanes, 50 Feet	2 Lanes, 95 Feet
15th Street	Local Street	2 Lanes, 50 Feet	2 Lanes, 50 Feet
S. Staples Street	A1 Minor Arterial Undivided	4 Lanes, 95 Feet	4 Lanes, Center Turn Lane 95 Feet
<p>Transit: The Corpus Christi RTA provides service within 100 feet of the subject property via Route 29 Staples.</p>			
<p>Bicycle Mobility Plan: The subject property is approximately less than a ¼ mile to the south, east, and west of the proposed facilities including One-Way Cycle Tracks, Off-Road Multi-Use Trails, and Bike Boulevards.</p>			
Utilities			
<p>Gas: A 4" WS line along the northern property line. Stormwater: An 8" RCP line along the front property line, and a 42" RCP line along the north side of 15th Street. Wastewater: An 8" PVC line along the north side of Del Mar Boulevard. Water: An 8" PVC line along the front property line and along the east side of 15th Street. <i>(Note: Utility information was obtained via the City's Geographic Information System.)</i></p>			
Corpus Christi Comprehensive Plan			
<p>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.</p>			
Public Notification			
<p>Number of Notices Mailed (on June 28, 2023)</p>		<ul style="list-style-type: none"> • 28 within a 200-foot notification area • 6 outside 200-foot notification area 	

In Opposition (as of June 28, 2023)	<ul style="list-style-type: none"> • 1 inside the notification area • 0 inside the notification area
Public Hearing Schedule	
Planning Commission Hearing Date: June 28, 2023 City Council 1st Reading/Public Hearing Date: August 8, 2023 City Council 2nd Reading Date: August 15, 2023	

Comprehensive Plan Consistency:

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
 - Housing and Neighborhoods
 - Support the planning, regulatory, and funding initiatives needed to provide a diversity of housing types—rental and ownership and market rate—to meet community needs.
 - Promote orderly development with fairness to all taxpayers and ratepayers while keeping in mind impacts on the affordability of housing.
 - Consider regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle/pedestrian facilities.
 - Transportation and Mobility
 - Promote desirable patterns of development consistent with the Urban Transportation and Future Land Use Plans.
 - Support the partnership with the Corpus Christ Regional Transportation Authority to increase ridership and reduce single-occupancy vehicle use while helping to reduce air pollution.
 - Future Land Use, Zoning, and Urban Design
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - Encourage residential infill development on vacant lots or within or adjacent to existing neighborhoods.
 - Encourage convenient access from medium-density residential development to arterial roads.

- **Future Land Use Map:** The proposed rezoning is consistent.
 - Designated Future Land Use: Medium-Density Residential.

- **Area Development Plan (Southeast):** The proposed rezoning is consistent with the Future Land Use Suitability Table.

Staff Analysis:

“While the comprehensive plan is consulted when making decisions about rezoning. 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 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 the Future Land Use Map and is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.
- The proposed rezoning will provide much-needed diversity in housing types.
- The proposed rezoning increases density in a desirable location with proximity to multiple mode choices – existing and proposed.
- The proposed rezoning promotes residential infill development adjacent to existing neighborhoods and is in keeping with the character of the established neighborhood.

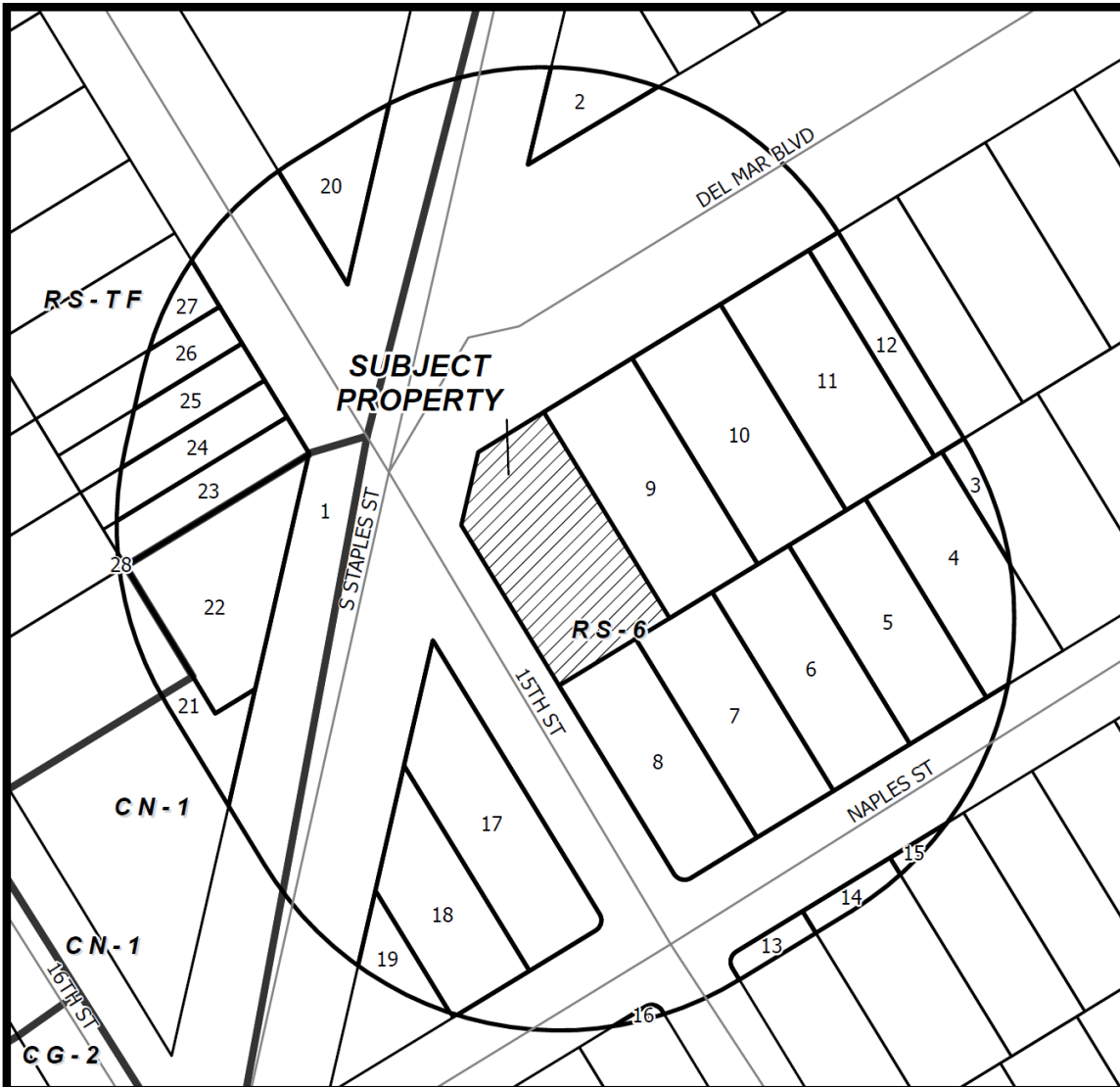
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning.

Planning Commission and Staff Recommendation (June 28, 2023): Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-TH” Townhouse District.

Attachments:





- A. Existing Zoning and Notice Area Map.
- B. Returned Notice

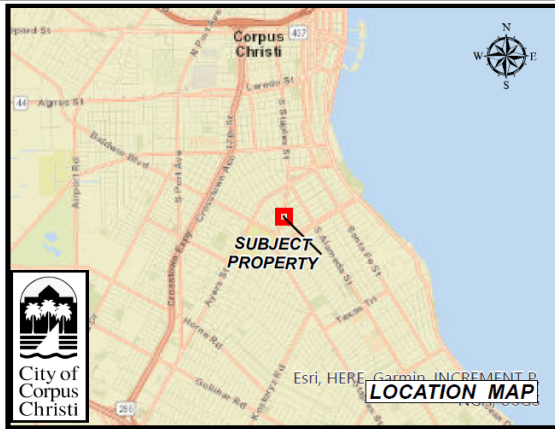
ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



CASE: 0623-04
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



ATTACHMENT B: RETURNED NOTICE(S)

PUBLIC HEARING NOTICE

**CITY PLANNING COMMISSION
Rezoning Case No. 0623-04**

Southern Builders CO, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-6" Single-Family 6 Zoning District to the "RS-TH" Townhome District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 639 Del Mar Boulevard and described as Lot 12, Block 38, Del Mar, located along the south side of Del Mar Boulevard, along the east of 15th Street and Staples Street, and north of Naples Street. Please see the map on the reverse side.



The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, June 28, 2023**, 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.

The Planning Commission may recommend to the 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. For more information, please call (361) 826-3240.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3240.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

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.

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or via email to zoning@cctexas.com.

Property Owner(s) Name: Robert Stephen Lakes

Address: 641 Naples cctx 78404 Phone No: 361-877-4111

() IN FAVOR () IN OPPOSITION

REASON:

Signature

Planner Assigned: Elena Buentello
Email: elenab@cctexas.com
Phone: 361-826-3598
INFOR Case No: 23ZN1021
Property Owner ID: