

ZONING REPORT

CASE No ZN8348

Applicant & Subject Property			
District: 1 Owner: City of Corpus Christi Applicant: City of Corpus Christi Address: 509 South Nineteenth Street, located along the east side of South Nineteenth Street, south of Agnes Street, and west of Eighteenth Street. Legal Description: Lot 16, Jasmin Addition Acreege of Subject Property: .07 acre			
Zoning Request			
From: "CN-1" Neighborhood Commercial District To: "RS-6" Single-Family District Purpose of Request: To allow the construction of a Single-Family home.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"CN-1" Neighborhood Commercial	Medium-Density Residential	Medium-Density Residential
North	"CN-1" Neighborhood Commercial	Low-Density Residential	Medium-Density Residential
South	"RS-6/SP" Single-Family with a Special Permit	Low-Density Residential	Medium-Density Residential
East	"RM-3" Multi-Family	Low-Density Residential	Medium-Density Residential
West	"RS-6" Single-Family	Transportation (S 19th), Low-Density Residential	Transportation (S 19th), Medium-Density Residential
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 5, Page 25. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.			
Transportation and Circulation			
South Nineteenth Street	Designation	Section Proposed	Section Existing
	"Local" Residential	50-Foot ROW 1 Lanes & On-Street Parking	60-Foot ROW 1 Lanes & On-Street Parking
Transit: The Corpus Christi RTA provides service to the subject property via Route(s) 21 <i>Arboleda</i> with stops near South Nineteenth Street and Mary Street.			
Bicycle Mobility Plan: The subject property is adjacent to a proposed Buffered Bike Lane along South Nineteenth Street.			

Utilities	
<p>Gas: A 6-inch coated steel line exists along the east side of South Nineteenth Street.</p> <p>Stormwater: A 54-inch RCP Public line exists along South Nineteenth Street.</p> <p>Wastewater: An 8-inch VCP public gravity main exists along the west side of South Nineteenth Street.</p> <p>Water: A 16-inch PVC public transmission line exists along the direction side of ROW name ROW type.</p>	
Corpus Christi Comprehensive Plan (Plan CC)	
<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.</p> <p>ADP (Area Development Plan): According to Plan CC the subject property is located within the Westside ADP (Adopted on 10, 2023).</p> <p>Water Master Plan: No improvements have been proposed.</p> <p>Wastewater Master Plan: No improvements have been proposed.</p> <p>Stormwater Master Plan: No improvements have been proposed.</p> <p>Roadway Master Plan: No improvements have been proposed.</p>	
Public Notification	
Number of Notices Mailed	34 within a 200-foot notification area 6 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 owner)
Public Hearing Schedule	
<p>Planning Commission Hearing Date: July 24, 2024</p> <p>City Council 1st Reading/Public Hearing Date: September 10, 2024</p> <p>City Council 2nd Reading Date: September 17, 2024</p>	

Background:

The subject property is part of a comprehensive neighborhood revitalization strategy of infill housing development focused on meeting local housing affordability needed and includes the former Mirabeau B. Lamar Elementary School site and patches of city-owned parcels in the surrounding neighborhood.

To the north of the subject parcel is a property zoned “CN-1” Neighborhood Commercial District. To the south, the property is zoned “RS-6” Single-Family District with a Special permit. The properties to the east of the parcel and South 19th Street are zoned “RS-6” Single-Family District, and those to the east are zoned “RM-3” Multi-Family District. The surrounding properties are developed with low-density residential uses.

The applicant is requesting a change of zoning to the “RS-6” Single-Family District to accommodate a Single-Family home. The “RS-6” Single Family 6 Residential District allows for single-family detached

houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with Elements, Goals and Strategies for Decision Makers:

- Housing and Neighborhoods:
 - Corpus Christi sustains and maintains established neighborhoods..
 - Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods..
- Future Land Use, Zoning, and Urban Design:
 - Corpus Christi has well-designed neighborhoods and built environments..
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods..

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

The proposed rezoning is consistent with the Westside ADP and with the FLUM designation of Medium-Density Residential.

- Continue to promote infill residential development.
 - Support agencies that build new homes in existing neighborhoods.

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 Plan CC and with the FLUM designation of Medium-Density Residential.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. It will not have a negative impact upon the surrounding neighborhood.

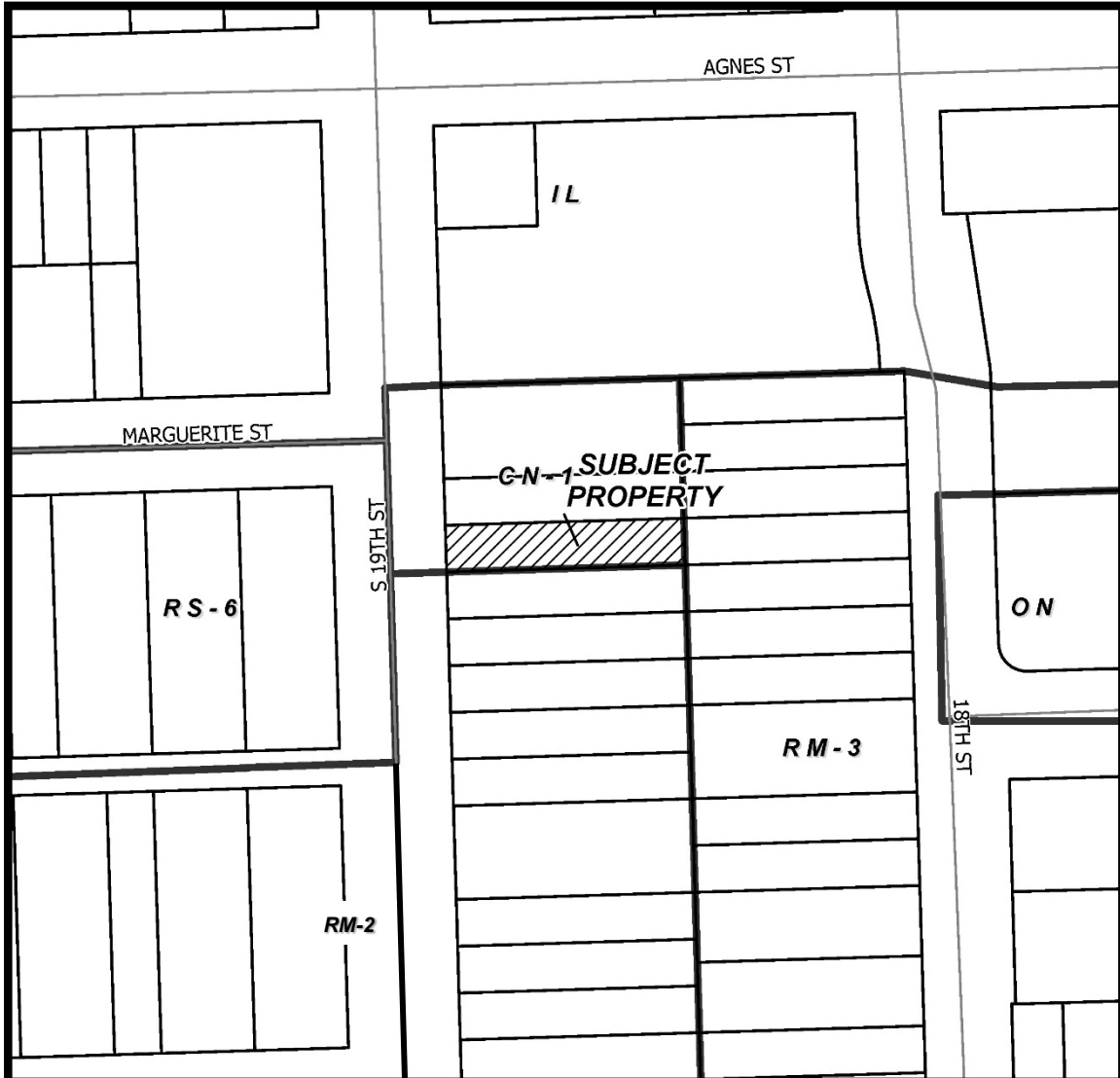
Staff Recommendation:

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 from the “CN-1” Neighborhood Commercial District to the “RS-6” Single-Family District.

Attachment(s):

(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map



CASE: ZN8348 SUBJECT PROPERTY WITH ZONING



Subject Property

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	

