

# ZONING REPORT

Case # 0123-02

<b>Applicant &amp; Subject Property</b>			
<p><b>City Council District:</b> 4  <b>Owner:</b> David and Nicole Gerlach  <b>Applicant:</b> Urban Engineering  <b>Address:</b> 581 Yorktown, located along the south side of Yorktown Boulevard, east of Waldron Road, and west of Laguna Shores Road.  <b>Legal Description:</b> Lot 1, Block 1, Gerlach Acres  <b>Acreeage of Subject Property:</b> 4.74  <b>Pre-Submission Meeting:</b> July 20, 2022</p>			
<b>Zoning Request</b>			
<p><b>From:</b> "RS-6" Single-Family 6 District and "RMH" Manufactured Home District  <b>To:</b> "RE" Residential Estate District  <b>Purpose of Request:</b> To bring the subject property into compliance with Military Compatibility Area Overlay District (MCAOD), which was adopted on August 22, 2022, and allow the subject property to remain as a single-family residence.</p>			
<b>Land Development &amp; Surrounding Land Uses</b>			
	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RMH" Manufactured Home, "RS-6" Single-Family 6	Low-Density Residential	Low-Density Residential
<b>North</b>	"CG-1" General Commercial, "RE" Residential Estate	Commercial, Light Industrial, Estate Residential	Low-Density Residential, Light Industrial
<b>South</b>	"RMH" Manufactured Home, "FR" Farm Rural, "RS-6" Single-Family 6	Vacant	Low-Density Residential
<b>East</b>	"RS-6" Single-Family 6	Low-Density Residential	Low-Density Residential
<b>West</b>	"FR" Farm Rural, "RMH" Manufactured Home	Vacant	Low-Density Residential
<p><b>Plat Status:</b> The properties is in the replatting process.  <b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> Yes  <b>Code Violations:</b> None</p>			
<b>Transportation and Circulation</b>			
	Designation-Urban Street	Section Proposed	Section Existing
<b>Yorktown Boulevard</b>	"C2" Secondary Collector	3 Lanes, 65 feet	2 Lanes, 35 feet

<b>Utilities</b>	
<b>Gas:</b> Existing. <b>Stormwater:</b> Existing. <b>Wastewater:</b> Existing <b>Water:</b> Existing.	
<b>Corpus Christi Comprehensive Plan</b>	
<b>Plan CC:</b> 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. <b>Area Development Plan (ADP):</b> According to Plan CC the subject property is located within the Flour Bluff Area Development Plan (Adopted on July 22, 2021). <b>Water Master Plan:</b> No improvements have been proposed. <b>Wastewater Master Plan:</b> No improvements have been proposed. <b>Stormwater Master Plan:</b> No improvements have been proposed.	
<b>Public Notification</b>	
Number of Notices Mailed	<ul style="list-style-type: none"> <li>• 21 within a 200-foot notification area</li> <li>• 1 outside 200-foot notification area</li> </ul>
In Opposition	<ul style="list-style-type: none"> <li>• 0 inside the notification area</li> <li>• 0 inside the notification area</li> <li>• 0% in opposition within the 200-foot notification area (1 individual property owner)</li> </ul>
<b>Public Hearing Schedule</b>	
<b>Planning Commission Hearing Date:</b> February 22, 2023 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> April 11, 2023 <b>City Council 2<sup>nd</sup> Reading Date:</b> April 18, 2023	

**Background:**

Following the first 6 months after the passage of the MCAOD in August of 2022, zoning application fees are waived for properties within a Safety Subzone that rezone to bring the property into compliance.

**Comprehensive Plan Consistency:**

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
  - Economy & Workforce
    - Corpus Christi has maintained a harmonious relationship with the military and has seen growth in military facilities.
  - Future Land Use, Zoning, & Urban Design
    - Regulations to protect military and civilian airfield and airport use are in place.

- Future Land Use Map and Southeast Area Development Plan: The proposed rezoning is consistent.
  - Designated Future Land Use: Low-Density Residential.
- Military Compatibility Area Overlay District (Safety Subzone): The proposed rezoning is consistent.

**Staff Analysis:**

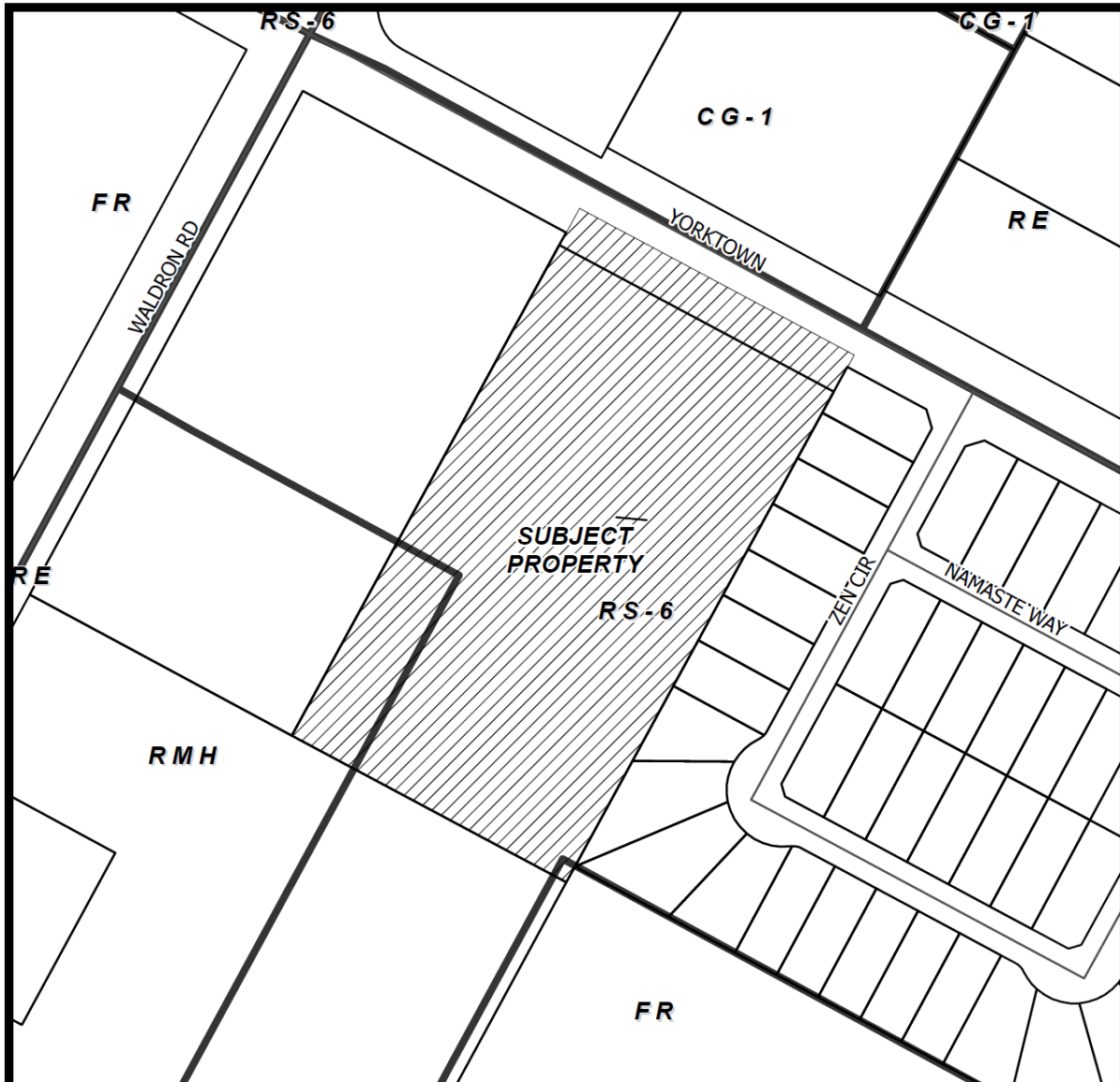
“While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into 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 use is in keeping with the character of the neighborhood and compatible with adjacent land uses.
- The proposed rezoning is consistent with the Future Land Use Map, Area Development Plan, and comprehensive plan.
- The proposed rezoning is consistent with the MCAOD:
  - Proposes two units per acre.
  - Downzones the property.

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 (February 22, 2023):** Approval of the change of zoning from the “RS-6” Single-Family 6 District and the “RMH” Manufactured Home District to the “RE” Residential Estate District.

# ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



## CASE: 0123-02 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	

