

ZONING REPORT

Case # 0522-01

| Applicant & Subject Property | | | |
|---|---|---|--|
| <p>City Council District: 2 Owner: Corpus Note Acquisitions LLC Applicant: Coastal Bend Wellness Foundation Address and Location: 3241 Reid Drive, located along the south side of Reid Drive, north of Texan Trail, and south of Botsford Street. Legal Description: Lot 1, Block 41, Lindale Park #4 Acreage of Subject Property: 0.61</p> | | | |
| Zoning Request | | | |
| <p>From: "RM-1" Multifamily District To: "ON" Neighborhood Office Purpose of Request: To allow for a medical office use.</p> | | | |
| Land Development & Surrounding Land Uses | | | |
| | Zoning District | Existing Land Use | Future Land Use |
| Site | "RM-1" Multifamily | Vacant | High Density Residential |
| North | "RM-1" Multifamily, and "CG-2" General Commercial | Public/Semi-Public, and Commercial | Government, High Density Residential, and Commercial |
| South | "RM-1" Multifamily, "CN-1" Neighborhood Commercial, and "CG-2" General Commercial | Medium Density Residential, Professional Office, and Vacant | High Density Residential, Commercial, Public/Semi-Public, and government |
| East | "CG-2" General Commercial, and "ON" Neighborhood Office | Professional Office, and Commercial | High Density Residential, and Commercial |
| West | "RM-1" Multifamily, and "RS-6" Single-Family 6 | Public/Semi-public, Medium Density, and Vacant | High Density Residential, and government |
| <p>Plat Status: Property is platted. Air Installation Compatibility Use Zone (AICUZ): No. Code Violations: None.</p> | | | |
| Transportation and Circulation FOR Reid Drive, Botsford Street and Gordon Street | | | |
| | Designation-Urban Street | Section Proposed | Section Existing |
| Reid Drive & Botsford Street | Local Residential | 50' R.O.W. | 2 Lanes, 50 Feet |
| Gordon Street | Designation-Urban Street | Section Proposed | Section Existing |

| | | | |
|---|--|-------------------------|---------------------|
| | Local Residential | 50' R.O.W. | 2 Lanes, 60 Feet |
| Distance to Bicycle Network³ | Bicycle Infrastructure³ | | |
| | Segment Proposed | Segment Existing | |
| Approximately 0.06 mile north of Botsford Street, along Reid drive, Swantner Drive and Glazebrook Street | 1-Cycle Track (Both Sides) | None | |
| | Off-Road Multi-Use Trail | | |
| | Bike Boulevard | | |
| <p>Transit: The Corpus Christi RTA provides transit services via <i>Bus Route 17 Carroll/Southside</i> with a bus stop immediately west of Reid Drive along the south side of Texan Trail, and another immediately north of Texan Trail, along the west side of Alameda Street. The Corpus Christi RTA also provides transit services Via <i>Bus Route 5 Alameda</i> through a bus stop located along the east side of Alameda Street, immediately south of Texan Trail, and another stop immediately north of Texan Trail, along the west side of Alameda Street.</p> | | | |
| Utilities | | | |
| <p>Gas: 2-inch gas service line located on Botsford Street and Gordon Street. Stormwater: 60-inch storm pipe located east along Reid Drive unto Botsford and Gordon Street. Wastewater: 10-inch PVC wastewater line located along the frontage of lot on Reid Drive, across to Botsford and Gordon Street. Water: 6" water line located across Gordon Street, south of property.</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 February 28, 1995, update currently underway). Future Land Use Map: High Density Residential. Water Master Plan, Wastewater Master Plan, Stormwater Master Plan: Currently, there are no proposed improvements.</p> | | | |
| Public Notification | | | |
| Number of Notices Mailed | -22 within 200-foot notification area -0 outside 200-foot notification area | | |
| In Opposition | - 0 inside notification area - 0 outside notification area 0.00% in opposition within the 200-foot notification area | | |

| |
|--------------------------------|
| Public Hearing Schedule |
|--------------------------------|

| |
|--|
| Planning Commission Hearing Date: June 15, 2022 |
|--|

| |
|--|
| City Council 1st Reading/Public Hearing Date: August 9, 2022 |
|--|

| |
|--|
| City Council 2nd Reading Date: August 16, 2022 |
|--|

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.
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.
 - Promote medium density activities, such as apartments or office uses around commercial centers of high density, and the remaining area by low density use such as single-family dwellings.

Southeast Area Development Plan:

- Placing low intensity activities next to single family uses.

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

- High-Density residential uses.
- Warrants an amendment to the Future Land Use Map.

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:

- Although the proposed zoning is inconsistent with the Future Land Use Map, the proposed rezoning is consistent with many broader elements of the with the Comprehensive Plan.
- The proposed rezoning provides redevelopment and eliminates blight.
- The subject property is the home of the Wellness Center’s original offices. The development will make a surrounding community of duplexes.

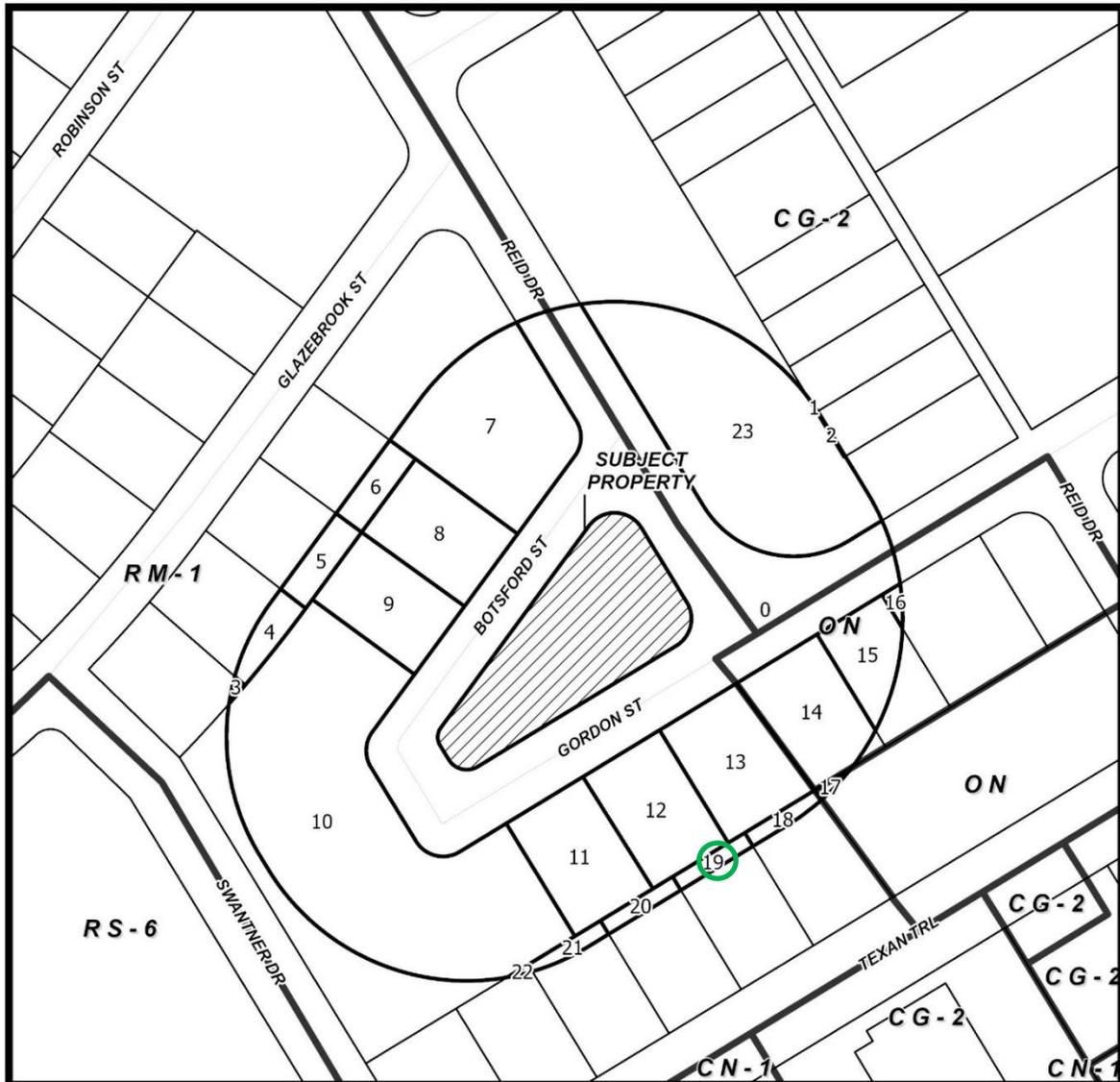
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency and considering public input, staff proposes approval of the change of zoning.

Planning Commission and Staff Recommendation (June 15, 2022): Approval of the change of zoning from the "RM-1" Multifamily District to the "ON" Neighborhood Office District.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



CASE: 0522-01

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
-  4 Owners within 200' listed on attached ownership table
-  Owners in opposition

