

# ZONING REPORT

Case # 0422-03

Applicant & Subject Property				
<p><b>City Council District: 3</b>  <b>Owner:</b> WGI, Inc.  <b>Applicant:</b> Manuel Gonzales, Et. Al.  <b>Address and Location:</b> 1753 Gollihar Road, located along the east side of Greenwood Drive, north of Sycamore Place, south of Gollihar Road, and east of West Point Road.  <b>Legal Description:</b> 10.554 acres out of Lot 12, Section D, Paisley Hoffman  <b>Acreage of Subject Property:</b> 10.554</p>				
Zoning Request				
<p><b>From:</b> "RS-6" Single-Family 6 District  <b>To:</b> "RM-1" Multifamily District  <b>Purpose of Request:</b> To allow for multifamily uses, specifically an apartment complex.</p>				
Land Development & Surrounding Land Uses				
	Zoning District	Existing Land Use	Future Land Use	
<b>Site</b>	"RS-6" Single-Family 6	Vacant	Medium Density Residential	
<b>North</b>	"RS-6" Single-Family 6, "RM-1" Multifamily	Vacant	Medium Density Residential	
<b>South</b>	"RS-6" Single-Family 6	Medium Density Residential	Medium Density Residential	
<b>East</b>	"RS-6" Single-Family 6	Medium Density Residential, Park	Medium Density Residential, High Density Residential	
<b>West</b>	"CN-1" Neighborhood Commercial	Medium Density Residential, Commercial, Public Semi-Public	High Density Residential, Commercial, Government	
<p><b>Plat Status:</b> Property is not platted.  <b>Air Installation Compatibility Use Zone (AICUZ):</b> No.  <b>Code Violations:</b> None.</p>				
Transportation & Circulation for Greenwood Drive				
Urban Street <sup>1</sup>	Designation <sup>1</sup>	Section Proposed <sup>1</sup>	Section Existing <sup>1</sup>	
Greenwood Drive	A1 Arterial	4 Lanes, 95 Feet	4 Lanes, 50 Feet	
Road <sup>2</sup>	Segment Length <sup>2</sup>	Total Volume <sup>2</sup>	Total Capacity <sup>2</sup>	Volume to Capacity Ratio <sup>2</sup>
Greenwood Drive	0.19 miles (South from West Point Road to Hemlock Place)	11,233	38,076	0.29
Distance to Bicycle Network <sup>3</sup>		Bicycle Infrastructure <sup>3</sup>		

	Segment Proposed <sup>3</sup>	Segment Existing
To the north 0.18 miles, .25 miles to the west, and .30 miles to the south	1- Cycle Track (Both Sides), Off-Road Multi-Use Trail	None
<small>1 City of Corpus Christi Urban Transportation Plan 2 Corpus Christi MPO Travel Demand Model Volumes 3 Strategic Plan for Active Mobility</small>		
<p><b>Transit:</b> The Corpus Christi RTA provides direct service to the subject property via Bus Route 25 Gollihar/Greenwood with a bus stop (Greenwood @ West Point) adjacent to the subject property.</p>		
Utilities		
<p><b>Gas:</b> 6-inch gas service line located along Greenwood Drive; 8-inch gas service line located along the southern property line.  <b>Stormwater:</b> 24-inch storm pipe located along Greenwood.  <b>Wastewater:</b> 21-inch CIPP line along Greenwood Drive; 8-inch clay line along the southern property line.  <b>Water:</b> 8-inch PVC line located Greenwood Drive.</p>		
Corpus Christi Comprehensive Plan		
<p><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 Westside Area Development Plan (Adopted February 28, 1995, update currently underway).  <b>Future Land Use Map:</b> Medium Density Residential.  <b>Water Master Plan, Wastewater Master Plan, Stormwater Master Plan:</b> Currently, there are no proposed improvements.</p>		
Public Notification		
<p>Number of Notices Mailed –44 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</p>		
Public Hearing Schedule		
<p><b>Planning Commission Hearing Date:</b> May 4, 2022  <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> June 21, 2022  <b>City Council 2<sup>nd</sup> Reading Date:</b> June 28, 2022</p>		

**Subject Property Background:**

- Proposed development is a multifamily development and a 4% Tax Credit project.

**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.

- Housing and Neighborhoods
  - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.

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

- Medium-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 Future Land Use Map proposes medium-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. The Multifamily zoning districts are appropriate adjacent to nonresidential districts.” The proposed rezoning has direct access to an arterial street and commercial uses and is adjacent to nonresidential zoning.

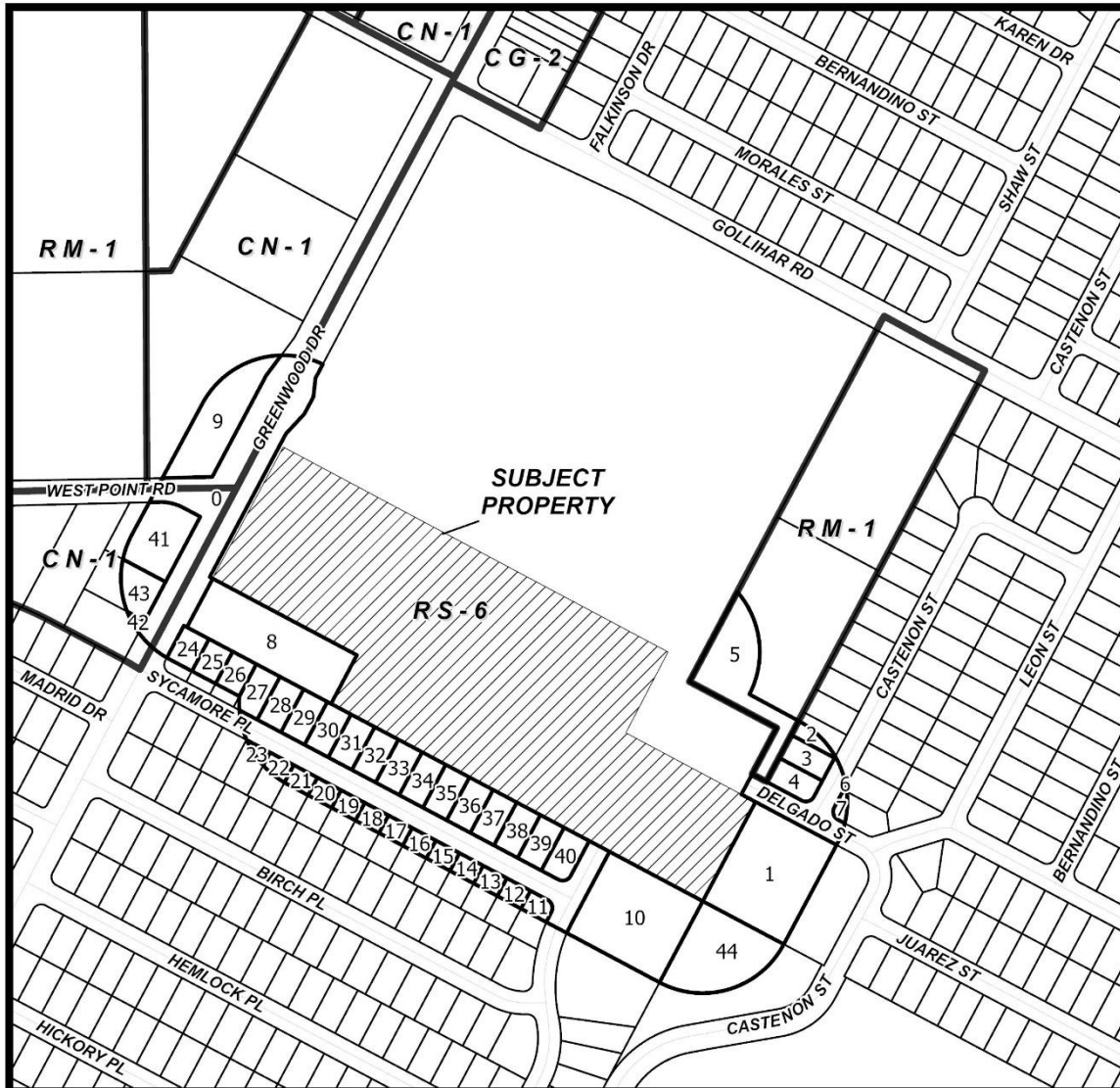
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency and considering public input, staff proposes approval of the change of zoning.

**Planning Commission and Staff Recommendation (May 4, 2022):** Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District.

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)

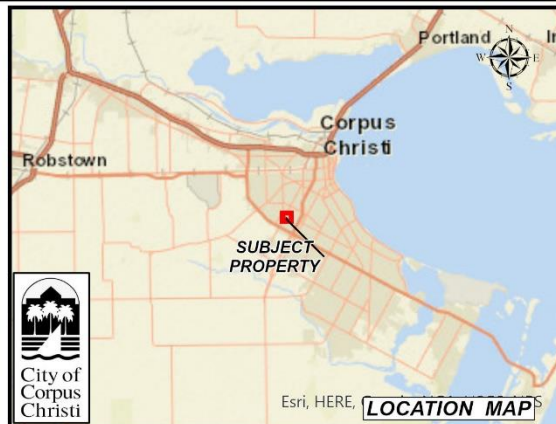
**ATTACHMENT A: EXISTING ZONING AND NOTICE AREA**



**CASE: 0422-03**  
**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-7F	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



Esri, HERE, **LOCATION MAP**