

ZONING REPORT

Case # 1122-01

Applicant & Subject Property			
City Council District: 4 Owner: Mustang Island Estates, LP Applicant: Mustang Island Estates, LP Address: 149 Mustang Island Estates Drive Location: Along the south side of Mustang Island Estates Drive and east of State Highway 361. Legal Description: Lot 11, Mustang Island Estates Acreeage of Subject Property: 0.79 acres (34,257 SF)			
Zoning Request			
From: "RM-AT" Multifamily Apartment Tourist District To: "CN-1" Neighborhood Commercial District Purpose of Request: To allow for a spirit, wine, and beer store (retail)			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RM-AT" Multifamily Apartment Tourist	Vacant	Planned Development
North			
South			
East			
West	"CR-2" Resort Commercial		
Plat Status: Property is platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): No Code Violations: None			
Transportation and Circulation			
	Designation-Urban Street	Section Proposed	Section Existing
Mustang Island Estates Drive	Private	To be maintained by HOA (Per Plat)	70-feet
State Highway 361	"RA3" Rural Arterial Divided	4 Lanes, 240-feet	2 Lanes, Center turning Lane, 50-feet
Transit: Route 65 Padre Island Connect passes the subject property but no stops near subject property.			

Utilities	
<p>Gas: No service line exists. Stormwater: 18" storm pipe at the northern and southern ends of the subject property. Wastewater: To be provided by Port Aransas. Water: A 12-inch ACP waterline exists along State Highway 361</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 Padre/Mustang Island ADP (Adopted on June 29, 2021). Water Master Plan, Wastewater Master Plan, and Stormwater Master Plan: No improvements have been proposed.</p>	
Public Notification	
Number of Notices Mailed	<ul style="list-style-type: none"> • 10 within a 200-foot notification area • 4 outside 200-foot notification area • Zero mailed notice was returned in favor or opposition.
In Opposition	<ul style="list-style-type: none"> • (1) owner inside the notification area opposed the request (2.46 %-Owner 7) during the November 30, 2022 Planning Commission meeting. • (1) owner outside the notification area opposed the request during the November 30, 2022 Planning Commission meeting.
Public Hearing Schedule	
<p>Planning Commission Hearing Date: November 30, 2022 City Council 1st Reading/Public Hearing Date: June 27, 2023 City Council 2nd Reading Date: July 18, 2023</p>	

Background:

The subject property was platted in 2003 with streets and sidewalks on Mustang Island Estates to be maintained by a property’s owner association.

Comprehensive Plan (Plan CC) Consistency:

The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design
 - Promote a balanced mix of land uses to accommodate continued growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Encourage orderly growth of new residential, commercial, and industrial areas.

Future Land Use Map Consistency:

The proposed rezoning for commercial use is consistent with the Future Land Use Map (FLUM).

- Designated Future Land Use: Planned Development

Staff Analysis:

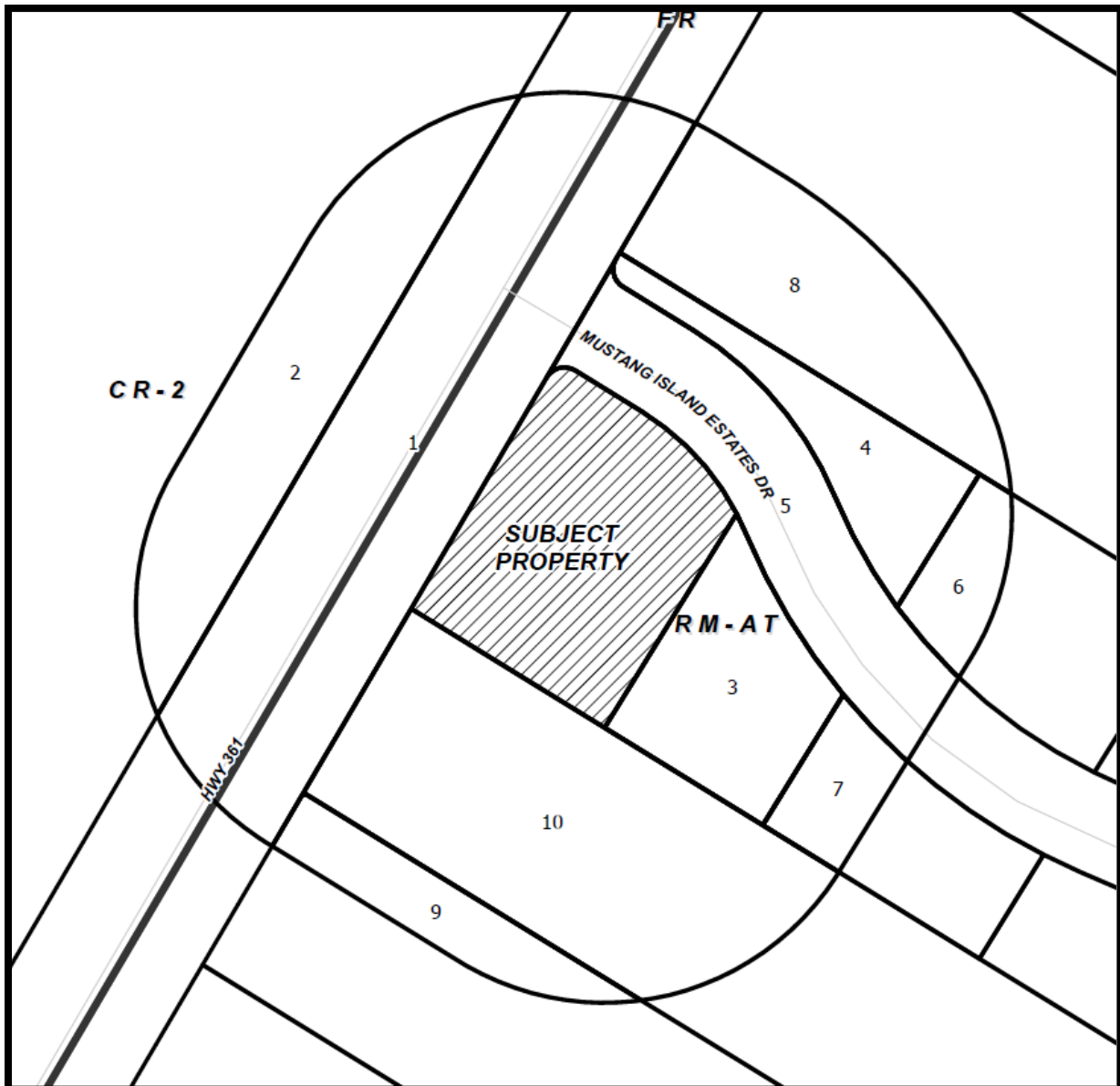
“While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into 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 development is compatible with the surrounding uses.

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 (November 30, 2022): Approval of the change of zoning from the “RM-AT” Multifamily AT District to the “CN-1” Neighborhood Commercial District.

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



CASE: 1122-01 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
 Owners within 200' listed on attached ownership table
 Owners in opposition

