

ZONING REPORT

Case # 0322-03

Applicant & Subject Property

City Council District: 5
Owner: Sergio and Martha Guerreo
Applicant: Sergio and Martha Guerreo
Address and Location: 6801 Sandra Lane located along the south side of Sandra Lane, north of Saratoga Boulevard, east of Airline Road, and west of Summer Ridge Drive.
Legal Description: Lot 1 and Northwest half of Lot 3, Block 7, Bass Subdivision
Acreage of Subject Property: 0.5024 acres (21,884 square feet)

Zoning Request

From: "RS-6" Single-Family 6 District
To: "RM-1" Multifamily District
Purpose of Request: To allow for multifamily uses.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use	Adjacent Places of Interest
Site	"RS-6" Single-Family 6	Low Density Residential, Vacant	Medium Density Residential	NA
North	"RM-1" Multifamily	Vacant	High Density Residential	NA
South	"CG-2" General Commercial	Professional Office	Commercial	Real Estate Office
East	"RM-1" Multifamily	Medium Density Residential	Commercial	NA
West	"RM-1" Multifamily	Vacant	Medium Density Residential, Commercial	NA

Plat Status: Property is platted.
Air Installation Compatibility Use Zone (AICUZ): Not located in an AICUZ.
Code Violations: None.

Transportation & Circulation for Sandra Lane

Urban Street ¹	Designation ¹	Section Proposed ¹	Section Existing ¹	Traffic Volumes
Sandra Lane	Secondary	-----	2 Lanes	NA

Road ² (Nearest Arterial)	Segment Length ²	Total Volume ²	Total Capacity ²	Volume to Capacity Ratio ²

Airline Road	0.25 miles (North from intersection of Airline Road/Saratoga Boulevard)	26,666	33,440	0.80
Saratoga Boulevard	0.32 miles (West from intersection of Saratoga Boulevard/Rodd Field Road)	27,750	38,556	0.72

Distance to Bicycle Network ³	Bicycle Infrastructure ³	
	Segment Proposed ³	Segment Existing
To the west and north .32 miles	Off-Road Multiuse Trail	NA

1 City of Corpus Christi Urban Transportation Plan
2 Corpus Christi MPO Travel Demand Model Volumes
3 Strategic Plan for Active Mobility

Transit: The Corpus Christi RTA provides service to the subject property via Bus Route Airline/Lipes a bus stop (Airline @ Wilderock) approximately one mile to the north.

Utilities

Gas: 2-inch gas service line located along Sandra Lane.
Stormwater: Storm Ditch located along both the north and south sides of Sandra Lane.
Wastewater: 8-inch Vitrified Clay Pipeline (VCP) perpendicular to the front property line.
Water: 6-inch Asbestos-Cement Pipe (ACP) service line located along the north side of Sandra Lane.

Corpus Christi Comprehensive Plan

Plan CC: Provides a vision, 5, 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: According to Plan CC the subject property is located within the Southside Area Development Plan (ADP) (Adopted March 17, 2020).
Future Land Use Map: Medium density residential and Commercial.
Water, Wastewater and Stormwater Master Plans: Currently, there are no proposed improvements.

Public Notification

Number of Notices Mailed – 14 within 200-foot notification area
Returned Notices: In Favor – 0 inside notification area
In Opposition – 1 inside notification area
9.25% in opposition within the 200-foot notification area

Public Hearing Schedule

Planning Commission Hearing Date: March 23, 2022
City Council 1st Reading/Public Hearing Date: May 10, 2022
City Council 2nd Reading Date: May 17, 2022

Comprehensive Plan Consistency:

Plan CC: The proposed rezoning is 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 a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Housing and Neighborhoods
 - Support the planning, regulatory and funding initiatives needed to provide a diversity of housing types—rental and ownership, market-rate and assisted—to meet community needs.
 - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.
- Transportation and Mobility
 - Support the development of mode-choice corridors for bicycles, pedestrian, and public transportation.

Southside Area Development Plan: The proposed rezoning is consistent with the following:

- High-density residential uses, such as townhomes, cottage housing, apartments, and condominiums are considered compatible with commercial uses. (Future Land Use Categories)
- Diversity in housing options. . . (Vision, Community Input)

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

- Commercial
- Medium Density Residential
- A Future Land Use Map amendment to high density residential is warranted.

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:

- The subject property is slated for two separate future land uses.
- Although the proposed zoning is inconsistent with the Future Land Use Map, it is consistent with many broader elements of the with the Comprehensive Plan.
- The Future Land Use Map proposes commercial and medium density residential, however, adjacent property to the west is currently vacant and zoned for multifamily uses.
- The Future Land Use Map proposes high density residential uses immediately north of the subject property – directly across Sandra Lane.

- 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 is near 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 (March 23, 2022): Approval of the change of zoning from the “RS-6” Single-Family 6 District to the RM-1” Multifamily District.

Attachments:

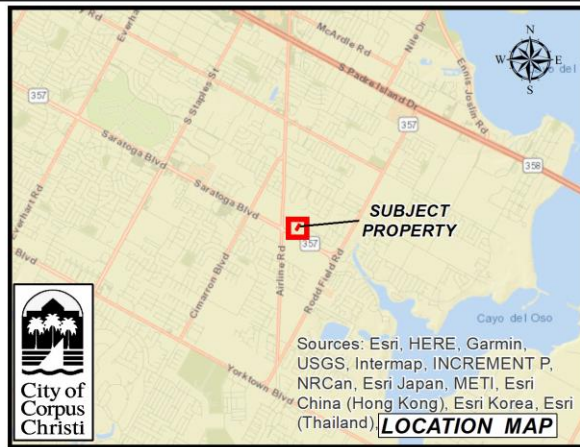
- A. Location Map (Zoning & Notice Area)



CASE: 0322-03
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-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



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), **LOCATION MAP**



Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y qui requieren servicios especiales, se les solicita que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0322-03**

Sergio and Martha Guerrero have petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 Residential District** to the **"RM-1" Multi-Family District, not resulting in a change to the Future Land Use Map. The proposed change of zoning is to allow for a multifamily use.** The property to be rezoned is described as:

A property located at 6801 Sandra Lane and described as Lot 2, Block 7, Bass Subdivision, located along the south side of Sandra Lane, north of Saratoga Boulevard, east of Airline Drive, and west of Summer Ridge Drive.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, March 23, 2022**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Howell Gant

Address: 6802 SARATOGA Blvd City/State: Corpus Christi, TX

() IN FAVOR IN OPPOSITION Phone: 361-9940204

REASON: Increased density & foot traffic through business property.

[Signature]
Signature

SEE MAP ON REVERSE SIDE
INFOR No. 22ZN1008
Property Owner ID: 2

Case No. 0322-03
Case Manager: Andrew Dimas
Email: andrewd2@cctexas.com