

# STAFF REPORT

Case No. 0821-04

INFOR No. 21ZN1030

Planning Commission Hearing Date: August 18, 2021

Applicant & Legal Description	<b>Owner:</b> Michael Gallardo and Nancy Torres <b>Applicant:</b> Michael Gallardo and Nancy Torres <b>Location Address:</b> 4110 Molina Drive <b>Legal Description:</b> Lot 2, Block 2, Molina Unit 1, located along the east side of Molina Drive, south of Horne Road, and east of Old Brownsville Road.			
Zoning Request	<b>From:</b> "CN-1" Neighborhood Commercial District <b>To:</b> "RS-6" Single-Family 6 District <b>Area:</b> 0.46 acres <b>Purpose of Request:</b> To allow for the construction of a single-family home.			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	Site	"CN-1" Neighborhood Commercial District	Vacant	Medium Density Residential
	North	"CN-1" Neighborhood Commercial District	Low Density Residential	Medium Density Residential
	South	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	East	"CN-1" Neighborhood Commercial District	Low and Medium Density Residential	Medium Density Residential
	West	"CN-1" Neighborhood Commercial District	Commercial	Commercial
ADP, Map & Violations	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC). <b>City Council District:</b> 3 <b>Zoning Violations:</b> None			
Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 100 feet of street frontage Molina Drive which is designated as a "Local / Residential" Street. According to the Urban Transportation Plan, "Local / Residential" Streets can convey a capacity up to 500 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Molina Drive	"Local / Residential"	50' ROW 28' paved	50' ROW 20' paved	Not Available

### **Staff Summary:**

**Development Plan:** The subject property is 0.46 acres in size. The applicant is proposing the construction of a single-family home.

**Existing Land Uses & Zoning:** The subject property is currently zoned "CN-1" Neighborhood Commercial District, consists of vacant land (former single-family home until the late 1970s). The subject property was annexed in 1954. To the north is a single-family residential home zoned "CN-1" Neighborhood Commercial District. To the south are single-family residential homes zoned "RS-6" Single-Family 6 District. To the east and west are single-family residential homes zoned "CN-1" Neighborhood Commercial District.

**AICUZ:** The subject property is **not** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The property is platted.

### **Utilities:**

**Water:** 8-inch ACP line located along Molina Drive.

**Wastewater:** 8-inch VCP line located along Molina Drive.

**Gas:** 2-inch Service Line located along Molina Drive.

**Storm Water:** 24-inch line located along Molina Drive.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote the stabilization, revitalization, and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage the protection and enhancement of residential neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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 (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- The former Corpus Christi Zoning Ordinance allowed single-family homes as a by right use in the former “B-1” Neighborhood Business District (now known as the “CN-1” Neighborhood Commercial District).

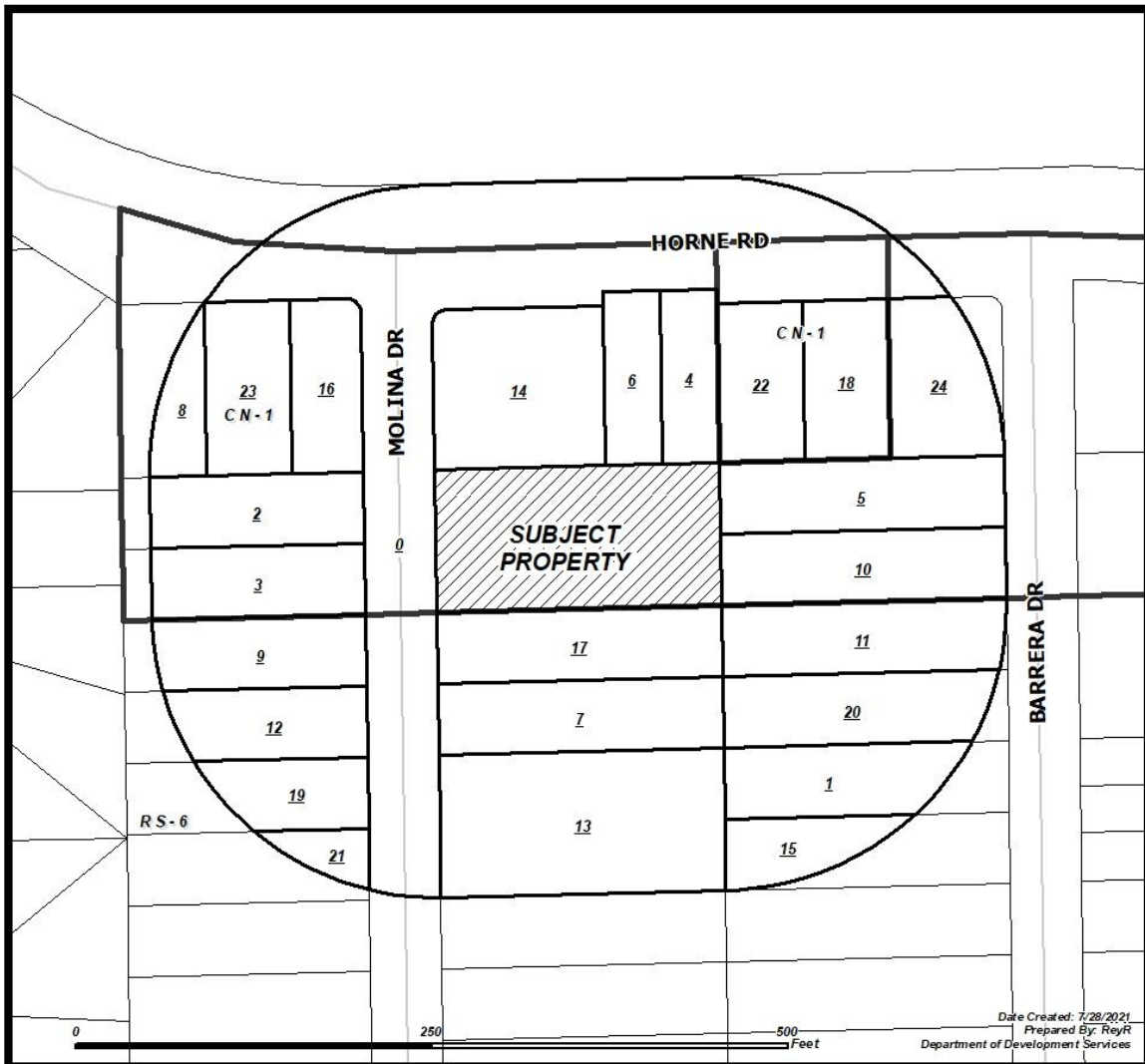
**Staff Recommendation:**

Approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “RS-6” Single-Family 6 District.

<b>Public Notification</b>	<p>Number of Notices Mailed – 24 within 200-foot notification area. 1 outside notification area</p>
	<p><b><u>As of August 13, 2021:</u></b></p>
	<p>In Favor – 0 inside notification area – 0 outside notification area</p>
	<p>In Opposition – 0 inside notification area – 0 outside notification area</p>
	<p>Totaling 0.00% of the land within the 200-foot notification area in opposition.</p> <p>*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition</p>

**Attachments:**

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



**CASE: 0821-04**  
**ZONING & 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

