

ZONING REPORT

Case # 0723-03

Applicant & Subject Property

City Council District: 2

Owner/Applicant: INKUEE 6P LLC

Address: 1801 South Staples Street, located along the east side of South Staples Street, south of South Brownlee Boulevard, and north of Buckaroo Trail.

Legal Description: Lots 33 thru 40 and unnumbered lot lying south of Lot 33, Block 1104, Merchants No. 2.

Acreage of Subject Property: 0.43 acres.

Pre-Submission Meeting: June 5, 2023.

Zoning Request

From: "CG-2" General Commercial District

To: "CI" Intensive Commercial District

Purpose of Request: To allow for the conversion of a defunct, multi-story office building into multifamily apartment units.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"CG-2" General Commercial	Professional Office, Commercial	Mixed Use, Commercial
North	"CI" Intensive Commercial	Medium-Density Residential, Commercial, Public Semi-Public	Mixed-Use, Public Semi-Public
South	"RS-6" Single-Family 6, "RS-TF" Two-Family	Medium-Density Residential, Professional Office, Public Semi-Public	Mixed Use, Public Semi-Public
East	"RS-6" Single-Family 6, "RS-TH/PUD" Townhouse/Planned Unit Development, "CG-2" General Commercial	Medium-Density Residential, Commercial, Professional Office	Mixed Use
West	"RS-TF" Two-Family, "RM-1" Multifamily, "CI" Intensive Commercial	Medium-Density Residential, Professional Office, Public Semi-Public	Public Semi-Public

Plat Status: Replatted, July 2023

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): Not located in the MCAOD.

Code Violations: None

Transportation and Circulation

Designation-Urban Street		Section Proposed	Section Existing
South Staples Street	"A-1" Minor Arterial Undivided	4 Lanes, 95 feet (ROW)	4 Lanes, 95 feet (ROW)
Buckaroo Trail	Local Residential	1 Lane and Parking, 50 feet (ROW)	1 Lane and Parking, 45 feet (ROW)
South Brownlee Boulevard	"C1" Minor Residential Collector	2 Lanes, 60 feet (ROW)	2 Lanes, 70 feet (ROW)

Transit: The Corpus Christi RTA provides service within 100 feet of the subject property via Route 29 Staples.

Bicycle Mobility Plan: The subject property is approximately less than ¼ mile to the south, east, and west of proposed facilities including One-Way Cycle Tracks, Off-Road Multi-Use Trails, and Bike Boulevards.

Utilities

Gas: A 4" WS line along South Brownlee Boulevard and South Staples Street.

Stormwater: A 42" RCP line along South Brownlee Boulevard.

Wastewater: An 8" VCP line along South Brownlee Boulevard and an 18" VCP line along South Staples Street.

Water: An 8" ACP line along the South Brownlee and South Staples Street, and a 6" PVC line along Buckaroo Trail.

Corpus Christi Comprehensive Plan

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 on July 11, 1995).

Water Master Plan: No improvements have been proposed.

Wastewater Master Plan: No improvements have been proposed.

Stormwater Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed

- 18 within the 200-foot notification area
- 6 outside the 200-foot notification area

In Opposition

- 0 inside the notification area
- 0 outside the notification area

	<ul style="list-style-type: none"> • 0% in opposition within the 200-foot notification area (0 individual property owners)
Public Hearing Schedule	
Planning Commission Hearing Date: July 26, 2023 City Council 1st Reading/Public Hearing Date: September 12, 2023 City Council 2nd Reading Date: September 19, 2023	

Property Background:

- The structure on the subject property is a former, four-story office building.
- The structure is approximately 22, 270 square feet and has four floors.

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

- **Resilience & Resource Efficiency**
 - Reinvestment in existing communities conserves resources and sensitive environments.
 - Encourage the preservation and adaptive reuse of existing structures to reduce construction waste and conserve energy and materials.
- **Housing & Neighborhoods**
 - Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
 - 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.
 - Corpus Christi sustains and maintains established neighborhoods.
 - Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods.
 - Neighborhoods are enhanced by investments in "urban villages" to improve the quality of life.
 - Support public investments-physical, environmental, functional, and social-to be built in areas to support walkable neighborhood commercial and mixed-use districts, including compact centers.
 - The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complexes with a lack of interconnection.
 - Consider regulations, projects, incentives, and guidelines that promote interconnected development, such as development with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle/pedestrian facilities.
- **Future Land Use, Zoning, & Urban Design**

- Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
 - Promote stabilization, revitalization, and redevelopment of older neighborhoods.
 - Encourage orderly growth of new 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.
 - Promote and incentivize with both financial and non-financial incentives the location of new residential developments adjacent to and connected to existing development.
- Downtown and mixed-use urban and neighborhood villages provide walkable environments and new housing options.
 - Support planning to explore the idea of creating urban and neighborhood villages at major intersections as identified by the mixed-use category in the Future Land Use Map.
 - Promote compact and walkable mixed-use urban villages that concentrate retail and services within walking distance of neighborhood residences and where they could support improved public transportation service, such as expected major bus stations and future stops for bus rapid transit, creating "transit-ready" locations.
 - Promote neighborhood villages consisting of smaller mixed-use areas to concentrate neighborhoods serving retail and services along with some residential development.
- Corpus Christi has well-designed neighborhoods and a built environment.
 - Encourage direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower-density residential area.
 - 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.

Future Land Use Map (FLUM): The proposed rezoning is consistent.

- Designated Future Land Use: Mixed Use. The "CI" District allows for apartments, retail, offices, restaurant, and general commercial uses.

Southeast Area Development Plan (ADP) Consistency:

- The specific goal of the Southeast Area Development Plan is to protect the predominantly stable residential neighborhoods and to promote the efficient development of underutilized and remaining vacant land in the area.
 - Promote new residential development in areas best suited for such development.

Staff Analysis:

- The change in zoning to the Intensive Commercial District for a 31-unit, four-story, adaptive reuse multi-family development at the subject property is consistent with Plan CC.

- The subject property is located at a point of interest near the Six Points area and the building on the property is one of two vacant towers, along the north side of South Staples Street and is located at the edge of a future mixed-use district on an arterial road and along a commercial corridor.
- The area is a much-desired location to live for its character and amenities. The request agrees with Plan CC's recommendation for the site of use based on locational needs, proper siting, and compatibility. The site is within an area with a modest concentration of rental demand drivers such as students and young professionals with Christus Spohn Hospital, Del Mar College, and the Aveda Institute nearby, and of households with low income, low vehicular access, and more per the Corpus Christi RTA's Transit Plan 20/20's Final Report. The existing infrastructure can accommodate the proposed density, and its location in proximity to several public and civic amenities such as parks, educational, government, and medical facilities, also makes the selected site appropriate for an adaptive reuse multi-family development.
- Plan CC encourages interconnected developments, and there are also planned multimodal infrastructures along 18th Street and Louisiana Avenue that will connect to a completed one on Alameda Street and Ocean Drive, and 4 bus routes within a ½ mile radius of the site to serve the area.
- The current "CG-2" General Commercial District would not facilitate the adaptive reuse of the defunct office building:
 - The "CG-2" allows a maximum of 37 dwelling units per acre (du/acre). Given the acreage of the property, only 15 dwelling units could be developed.
 - The "CI" Intensive Commercial District has no density limitation. A building permit has been submitted (not issued) for this property and has 31 units proposed, which equates to 72 du/acre.
 - Also, the requested "CI" District also has no yard requirements, and the property does not abut a residential district so a buffer yard would not be required.
- The proposed rezoning is consistent with the FLUM. The subject property lies at an established future mixed-use district that extends approximately two miles north of the site, to Santa Fe Street to the east, to South Brownlee Boulevard to the west, and branches out to Tompkins Street along Ayers Street.
- The zoning map amendment is compatible with the adjacent zoning districts. The parcel north of the subject property is zoned "CI" Intensive Commercial District; approval of the requested zoning district will only extend a larger "CI" district north of the site. The properties to the east are zoned "CG-2" General Commercial District; a district that would allow similar developments. The "Two-Family" District south of the subject property is host to Metro Elementary School of Design, a magnet school for Corpus Christi ISD.
- Plan CC recommends placement of apartment buildings along transportation and transit corridors, and within walkable distance of urban villages. The development will be located along a commercial corridor at the periphery of a village and a future mixed-use district, on South Staples Street and South Brownlee Boulevard, which are respectively an arterial and a collector street, and near a transit loop.
- The requested zoning district will have no adverse impact on the surrounding neighborhood. The area is characterized largely by single-family residential subdivisions and commercial uses along Staples Street and Ayers Street, and sparsely along other roads such as Kostoryz Road and Alameda Street. The area is home to

major employers such as Christus Spohn Hospital, several educational and vocational institutions, a few villages, and multi-family development.

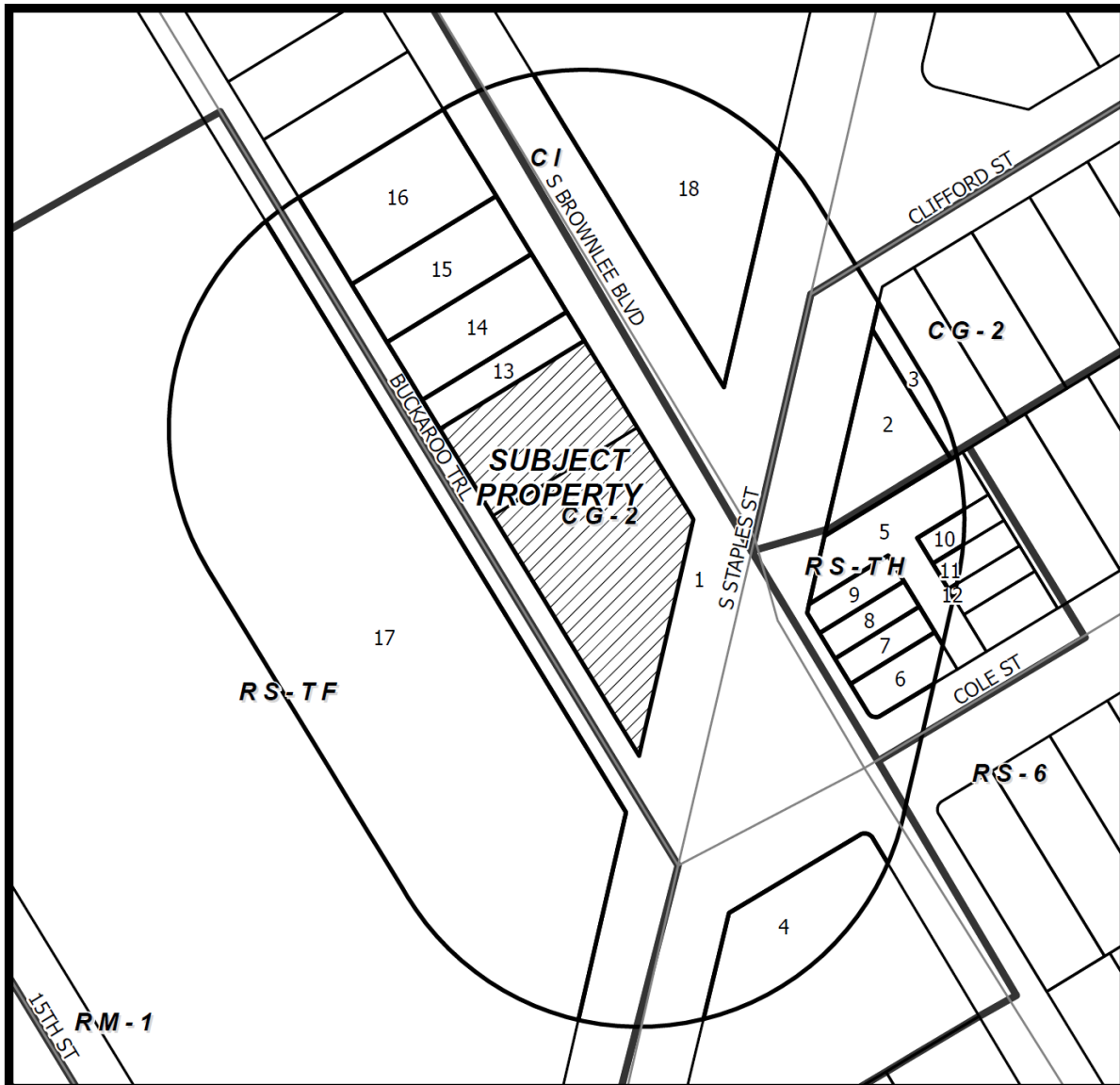
- If approved, the rezoning would contribute to the larger whole of encouraging the activation of this node. The framework of a mixed-use environment with pedestrian-oriented infrastructure, transit stations, activity centers, and dining options, although few, and population concentration- somewhat exists with what remains at Six Points.
- The Southeast ADP recommends the efficient development of its underutilized areas. This adaptive reuse proposal is an opportunistic re-investment into the Six Points village. The popular local opinion of the Southeast community is that there is a lack of shopping, dining, and entertainment options; such a project would encourage investment and attract development to revive possibly the area into a desirable shopping, retail, and dining destination.
- The Southeast ADP community also expressed a need for variety in housing. This would be an opportunity to supplement diversity to the housing stock.
- The proposed rezoning is consistent with the FLUM and with many broader elements of the City of Corpus Christi Comprehensive Plan.

Planning Commission and Staff Recommendation: Approval of the change of zoning from the “CG-2” General Commercial District to the “CI” Intensive Commercial District.

Attachment:

- A. Existing Zoning and Notice Area Map

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



CASE: 0723-03
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
CJ	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

