

ZONING REPORT

Case # ZN8477

Applicant & Subject Property

District: 5
Owner: MPM Development LP.
Applicant: MPM Development LP.
Address: 6817 Brooke Road, located south of Brooke Road, and west of Airline Road.
Legal Description: Lot 9, Block 4, Bourdeaux Place Unit 5.
Acreeage of Subject Property: 9.94 acres.

Zoning Request

From: "RM-2" Multifamily District
To: "CG-2" General Commercial District
Purpose of Request: To allow for general commercial use.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RM-2" Multifamily	Vacant	Low/High-Density Residential
North	"CN-1' Neighborhood Commercial, "RS-6" Single-Family 6	Vacant, Low-Density Residential	Medium-Density Residential
South	"RM-3" Multifamily, "RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential
East	"FR" Farm Rural	Public/Semi-Public	High-Density Residential
West	"RS-6" Single-Family 6	Low-Density Residential	Medium-Density Residential

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 68, Page 676.

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District ("CZ; APZI, APZII").

Code Violations: None.

Transportation and Circulation

	Designation	Section Proposed/Existing	
Brooke Road	"C1" Collector	2 Lanes, 60 feet	
	Designation	Section Proposed	Section Existing
Airline Road	"A1" Minor Arterial	4 Lanes, 95 feet Center Turn Lane	4 Lanes, 86 feet Center Turn Lane

Transit: The Corpus Christi RTA does not service the subject property.

Bicycle Mobility Plan: A One-way Cycle Track (both sides) is proposed along Brooke Road.

Utilities

Gas: A 4-inch PE line exists along Airline Road.

Stormwater: Various lines exist along Airline and Brooke Roads.

Wastewater: 27-inch and 12-inch PVC lines exist along the Airline and Brooke Roads.

Water: An 8-inch PVC line exists along the Airline Road.

Corpus Christi Comprehensive Plan (Plan CC)

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), which was adopted in 2016.

ADP (Area Development Plan): According to Plan CC the subject property is located within the Southside Area Development Plan (Adopted on March 17, 2020).

Water Master Plan: No improvements have been proposed.

Wastewater Master Plan: No improvements have been proposed.

Stormwater Master Plan: No improvements have been proposed.

Roadway Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed

44 within a 200-foot notification area

0 outside 200-foot notification area

In Opposition

1 inside the notification area

0 outside the notification area

1.03% in opposition within the 200-foot notification area (1 individual property owners)

Public Hearing Schedule

Planning Commission Hearing Date: October 30, 2024

City Council 1st Reading/Public Hearing Date: December 10, 2024

City Council 2nd Reading Date: January 14, 2025

Background:

The subject property is currently zoned "RM-2" Multifamily District and is presently vacant. To the north, properties are vacant and medium-density residential, zoned "CN-1" Neighborhood Commercial and "RS-6" Single-Family 6. To the south, proper are medium-density residential zoned "RM-3" Multifamily District and "RS-6" Single-Family 6 District. To the east, are public/semi-public uses zoned "FR" Farm Rural. The applicant is requesting a zoning change for general commercial uses.

The "CG-2" General Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and indoor recreation uses (including bars and nightclubs).

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with Elements, Goals and Strategies for Decision Makers:

- Housing and Neighborhoods:
- **The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complex developments with a lack of interconnection.**
 - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential 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.
- Corpus Christi has well-designed neighborhoods and built environments. Screening fences, open spaces, or landscaping can provide an essential buffer between shopping and residential areas.

Southside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Southside ADP ; however is not consistent with the FLUM designation of High-Density Residential.

- Promote land development that enhances the character and opportunities in the southside.
 - Attract diverse, new, commercial development to vacant, non-residential, infill parcels.
 - Work with neighborhoods and districts on targeted Future Land Use Map updates and possible rezoning if desired.

Staff Analysis:

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 Plan CC; however, is inconsistent with the future land use designation of medium-density residential.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area and will have no adverse impact on the neighborhood.
- The property to be rezoned is suitable for the uses to be permitted by the proposed amendment.

Permitting Process: (If applicable)

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual

barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

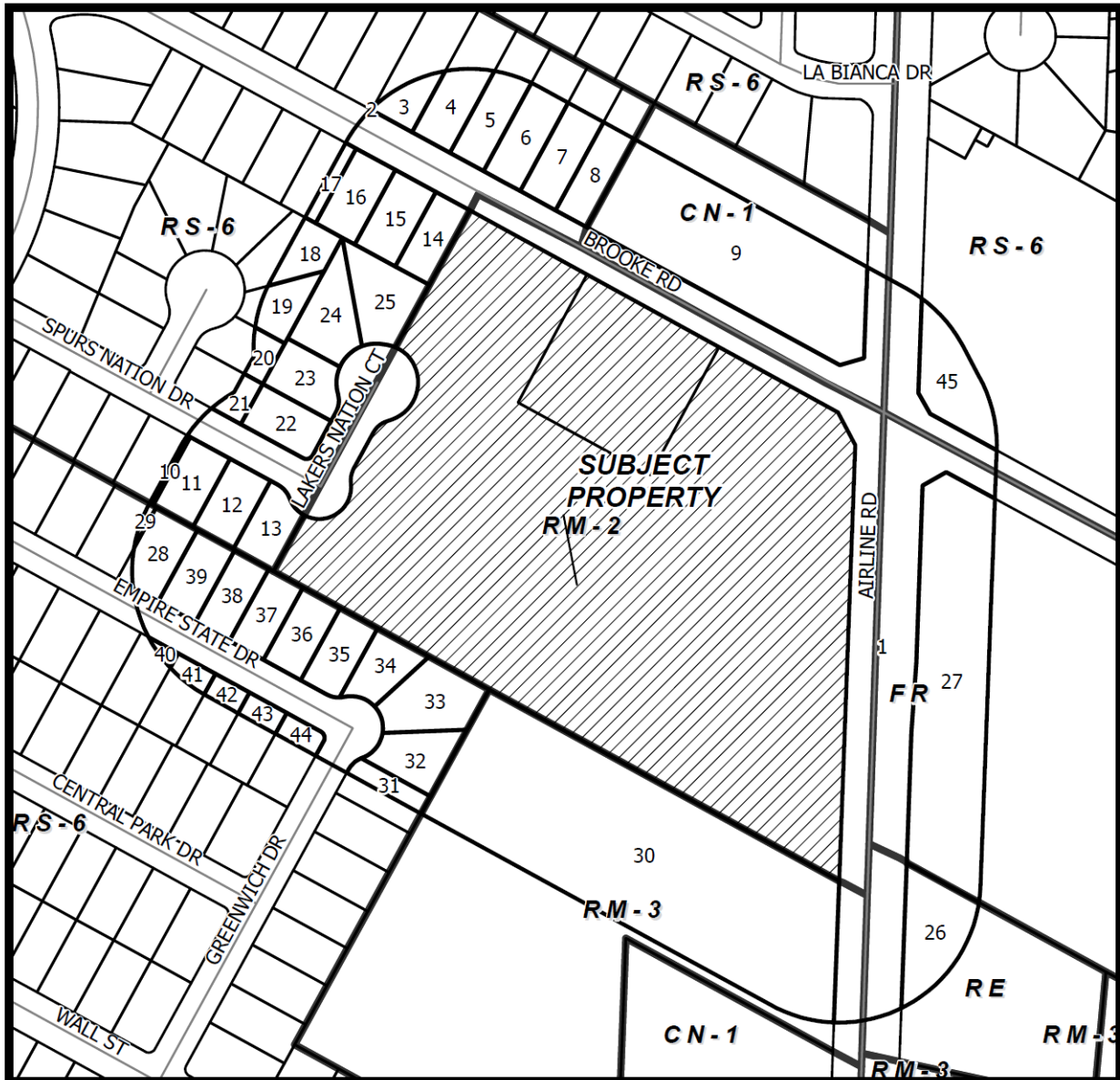
- Required Buffer Yard (to “RS-6”) will be a Type C requiring 15 feet and 15 points. (An example of achieving 15 points could be a 6-foot solid masonry wall).

Planning Commission and Staff Recommendation (October 30, 2024):

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, Planning Commission and Staff recommend approval of the change of zoning from the “RM-2” Multifamily District to the “CG-2” General Commercial District.




Attachment(s):

(A) Existing Zoning and Notice Area Map.



CASE: ZN8477
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
4 Owners within 200' listed on attached ownership table
 Owners in opposition

