

Zoning Case ZN8254

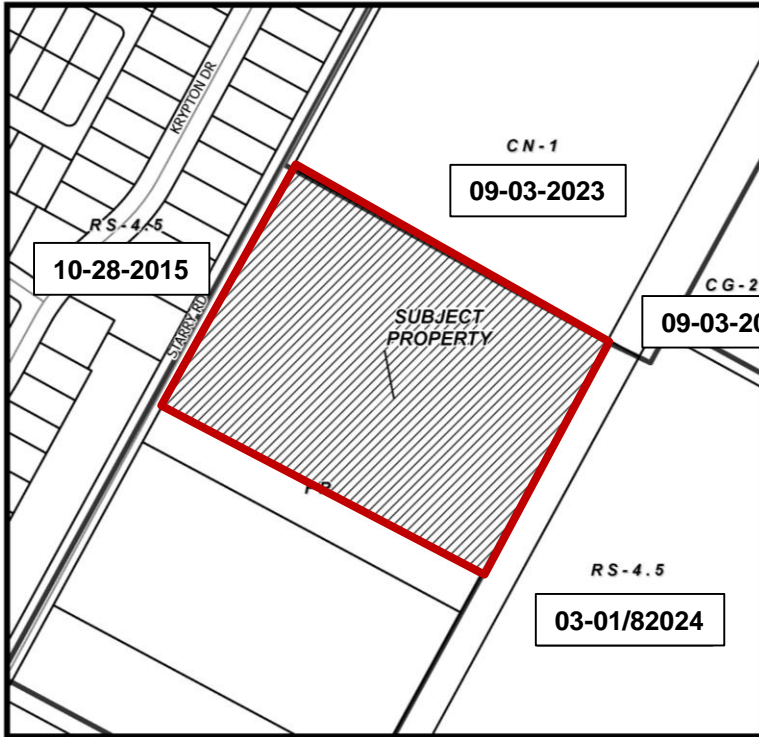


Azali Investments LLC
District 5
Rezoning for a property at or near
7702 Starry Road
From the “FR” Farm Rural District
To the “RM-2” Multi-Family District



City Council
July 30, 2024

Zoning and Land Use



Proposed Use:

To allow for a multi-family use.

ADP (Area Development Plan):

Southside, Adopted on March 17, 2020

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

"FR" Farm Rural District

Adjacent Land Uses:

North: Low-Density Residential, Vacant; Zoned: "CN-1", "RS-4.5"

South: Public/Semi-Public Use, Vacant; Zoned: "FR", "RS-4.5"

East: Public/Semi-Public, Vacant, Agricultural; Zoned: CG-2", "RS-4.5"

West: Low-Density Residential, Vacant; Zoned: "FR", "RS-4.5"

Public Notification

23 Notices mailed inside the 200' buffer
2 Notices mailed outside the 200' buffer

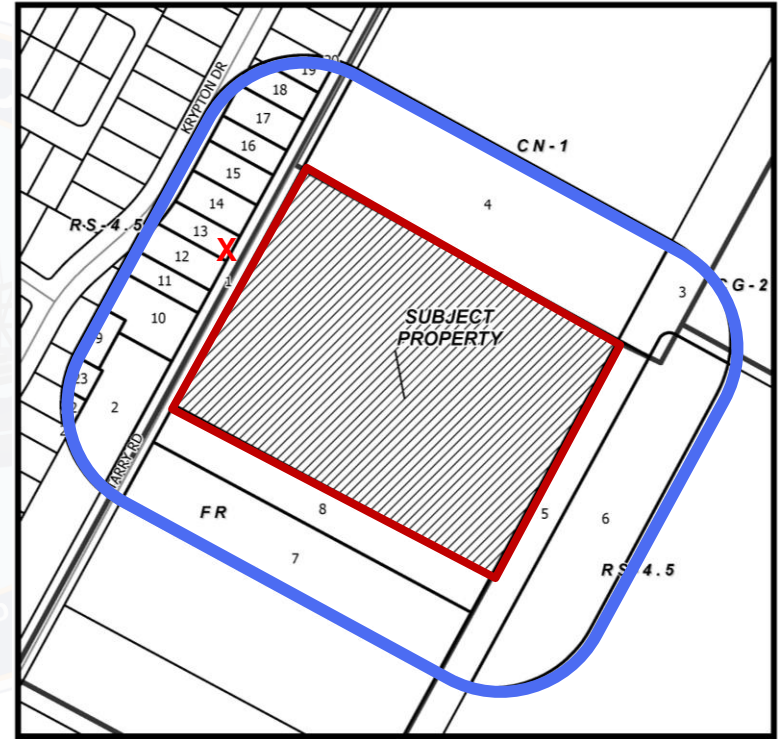
Notification Area

Opposed: 1 (1.17%)
Separate Opposed Owners: (1)

X

In Favor: 0 (0.00%)

O



**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

Staff Analysis and Recommendation

- The proposed amendment to the current zoning district is consistent with many elements and goals of the City of Corpus Christi Comprehensive Plan (Plan CC); however, it is inconsistent with the future land use designation of medium-density residential, warranting an amendment to the Future Land Use Map (FLUM).
- The property is deemed suitable to be developed per the applicant's request. While the closure of Starry Road will result into a common boundary with single-family residential zoned lots, the UDC ensures compatibility through several means, including the provision of a buffer yard. Right-of-way closures are also typically converted into easements.
- The requested zoning amendment is compatible with the present zoning of nearby properties; and is an appropriate land use, especially adjacent to the Oso Creek Corner development underway.
- The proposed rezoning will not have a negative impact upon the surrounding neighborhood and properties, if approved.
 - The City-retained 15-foot utility easement to the lift station (south of the property), wider than the UDC's prescribed buffer yard (10 feet + 6-foot solid fence), will act as a buffer to the single-family uses to the west.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL
TO THE "RM-2" MULTI-FAMILY DISTRICT**