

# ZONING REPORT

Case # 1022-04

<b>Applicant &amp; Subject Property</b>			
<b>City Council District: 2</b> <b>Applicant/Owner:</b> James Jones <b>Address:</b> 3301 South Staples Street <b>Location:</b> At the southwest corner of South Staples Street and Texan Trail <b>Legal Description:</b> Lot 16, Block 10, Casa Linda 7 Subdivision <b>Acres of Subject Property:</b> 0.23 acres <b>Pre-Submission/Early Assistance Meeting:</b> 08/11/2022			
<b>Zoning Request</b>			
<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "RS-TF" Two-Family District <b>Purpose of Request:</b> To allow for two-family (duplex) use.			
<b>Land Development &amp; Surrounding Land Uses</b>			
	<b>Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>Site</b>	"RS-6" Single-Family 6 District	Vacant, Medium Density Residential	Medium Density Residential
<b>North</b>	"RS-6" Single-Family 6 District	Public/Semi-Public and Medium Density Residential	Institutional and Medium Density Residential
<b>South</b>	"RS-6" Single-Family 6 District	Medium Density Residential	Medium Density Residential
<b>East</b>	"RM-1" Multifamily District	High Density Residential	High Density Residential
<b>West</b>	"RS-6" Single-Family 6 District	Medium Density Residential	Medium Density Residential
<b>Plat Status:</b> Property is platted. <b>Code Violations:</b> None.			
<b>Transportation and Circulation</b>			
	<b>Designation-Urban Street</b>	<b>Section Proposed</b>	<b>Section Existing</b>
<b>South Staples Street</b>	A1 Minor Arterial	95-foot ROW 4 Lanes, 64-feet	140-foot ROW 4 Lanes, 62-feet
<b>Texan Trail</b>	Local/Residential	50-foot ROW 2 Lanes, 28 feet	46 feet ROW 2 Lanes, 26-feet

<b>Utilities</b>	
<p><b>Gas:</b> 4" WS along the rear property line.  <b>Stormwater:</b> 15" line along Texan Trail.  <b>Wastewater:</b> Line along the rear property line.  <b>Water:</b> 6-inch CIP line along the rear property line.</p>	
<b>Corpus Christi Comprehensive Plan</b>	
<p><b>Plan CC:</b> 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.  <b>Area Development Plan (ADP):</b> According to Plan CC the subject property is located within the Southeast Area Development Plan (Adopted on July 11, 1995).  <b>Water Master Plan:</b> No improvements have been proposed.  <b>Wastewater Master Plan:</b> No improvements have been proposed.  <b>Stormwater Master Plan:</b> No improvements have been proposed.</p>	
<b>Public Notification</b>	
Number of Notices Mailed	<ul style="list-style-type: none"> <li>• 64 within a 200-foot notification area</li> <li>• 6 outside 200-foot notification area</li> </ul>
In Opposition	<ul style="list-style-type: none"> <li>• 1 inside notification area</li> <li>• 0 outside notification area</li> <li>• 1.05% in opposition within the 200-foot notification area</li> </ul>
<b>Public Hearing Schedule</b>	
<p><b>Planning Commission Hearing Date:</b> October 5, 2022  <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> December 06, 2022  <b>City Council 2<sup>nd</sup> Reading Date:</b> December 20, 2022</p>	

**Subject Property Background:**

- The structure was built in 1960 and has 3,100 square feet of living space.
- The garage was converted for a home occupation and served as a dentist's office until the 1990s. Note: The Unified Development Code allows a dental office as a home occupation The structure has 2 separate living spaces.
- One side of the existing home has 3 bedrooms and 2.5 bathrooms.
- The remainder of the home served as the dentist's office and will be renovated into the second dwelling unit.
- The property has marginal access parallel to South Staples Street which allows for 2 parking spaces as well as a driveway on Texan Trail which allows for 3 parking spaces.

**Comprehensive Plan (Plan CC) Consistency:**

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

- Housing and Neighborhoods:

- Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods.
- Future Land Use, Zoning, and Urban Design
  - 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 the stabilization, revitalization and redevelopment of older neighborhoods.
  - Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.
  - Encourage convenient access from medium-density residential development to arterial roads.
  - Encourage orderly growth of residential, commercial, and industrial areas.
  - 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.
  - 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 Map Consistency:**

The proposed rezoning to allow for a duplex, which would be medium density residential use is consistent with the Future Land Use Map:

- Designated Future Land Use: Medium-density residential.

**Area Development Plan (ADP): Southeast**

The proposed rezoning is consistent with the following from the ADP:

- The City Council, hereby, adopts the Future Land Use Plan and the accompanying text as a guide for future land use decisions.
- Placing low-intensity activities next to single-family uses

**Staff Analysis:**

“While the comprehensive plan is consulted when making decisions about rezoning. 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 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:

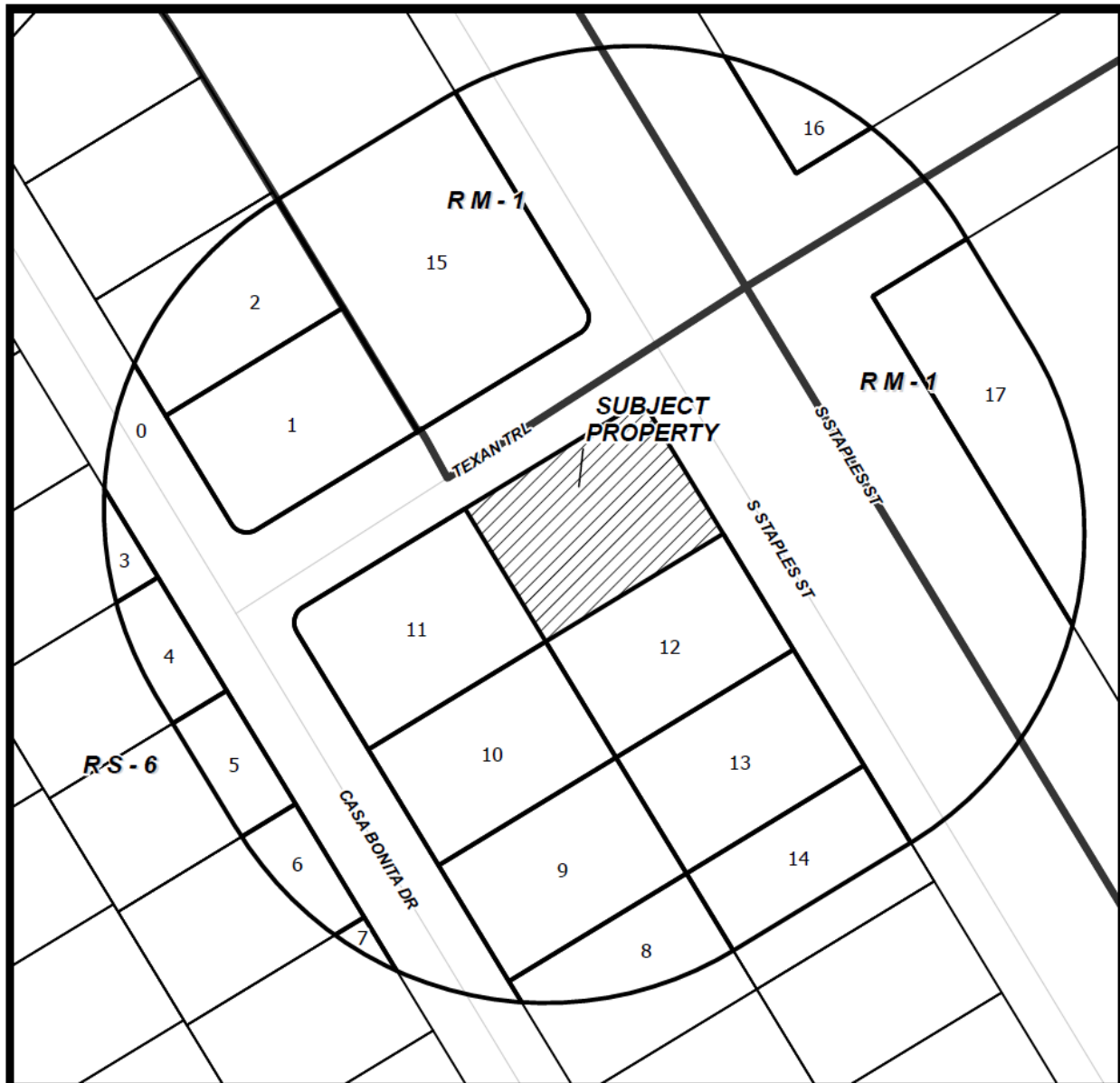
- Compatible with the Future Land Use Map, which recommends medium-density residential which is approximately 4-13 du/ac.
- The subject property is adjacent to single-family residential uses as well as high-density residential uses and provides a solid transition from land uses.

- The subject property is located on a marginal access street, which is a local street parallel and adjacent to Staples Street – a minor arterial street.
- There is sufficient road infrastructure for the proposed development.
- Two-family housing addresses affordable housing issues.
- The proposed rezoning is compatible with the general character of the neighborhood.

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 recommends approval of the change of zoning.

**Planning Commission and Staff Recommendation (October 5, 2022):** Approval of the rezoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District.

**Attachment A: Zoning and Notice Area**

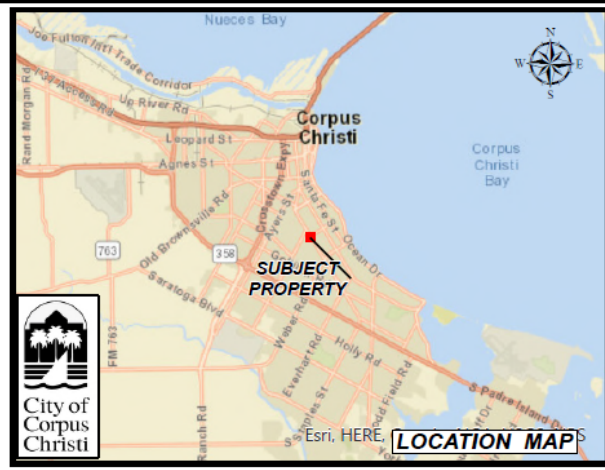


**CASE: 1022-04  
SUBJECT PROPERTY WITH ZONING**



Subject  
Property

- |  |   |
|--|---|
| A-1 Apartment House District                 | I-1 Limited Industrial District             |
| A-1A Apartment House District                | I-2 Light Industrial District               |
| A-2 Apartment House District                 | I-3 Heavy Industrial District               |
| AB Professional Office District              | PUD Planned Unit Development                |
| AT Apartment-Tourist District                | R-1A One Family Dwelling District           |
| B-1 Neighborhood Business District           | R-1B One Family Dwelling District           |
| B-1A Neighborhood Business District          | R-1C One Family Dwelling District           |
| B-2 Bayfront Business District               | R-2 Multiple Dwelling District              |
| B-2A Barrier Island Business District        | RA One Family Dwelling District             |
| B-3 Business District                        | RE Residential Estate District              |
| B-4 General Business District                | R-TH Townhouse Dwelling District            |
| B-5 Primary Business District                | SP Special Permit                           |
| B-6 Primary Business Core District           | T-1A Travel Trailer Park District           |
| BD Corpus Christi Beach Design Dist.         | T-1B Manufactured Home Park District        |
| F-R Farm Rural District                      | T-1C Manufactured Home Subdivision District |
| HC Historical-Cultural Landmark Preservation |   |



Esri, HERE, LOCATION MAPS

Persons with disabilities planning to attend the meeting and 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 que requieren servicios especiales, se les suplica 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 commission 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. 1022-04**

**James Jones** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"RM-TF" Two-Family District, not resulting in a change to the Future Land Use Map from medium density uses.** The property to be rezoned is described as:

**Lot 16, Block 10, Casa Linda 7 Subdivision, located on the southwest corner of South Staples Street and Texas Trail.**

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 on **Wednesday, October 5, 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: GEORGE ZERDA

Address: 3305 CASA BONITA City/State: CORPUS CHRISTI, TX

( ) IN FAVOR  IN OPPOSITION Phone: 361 852-7112

REASON: This subject site is already highly concentrated with both vehicular and Ray High Student pedestrian traffic. More autos would have to be parked in the street. It Will just make a bad situation worse.

George Zerda  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 6  
INFOR: 22ZN1033

Case No. 1022-04  
Zoning Case Planner: Elena Buentello  
Email: [elenab@cctexas.com](mailto:elenab@cctexas.com)  
Phone: 361-826-3598