

Zoning Case ZN8219



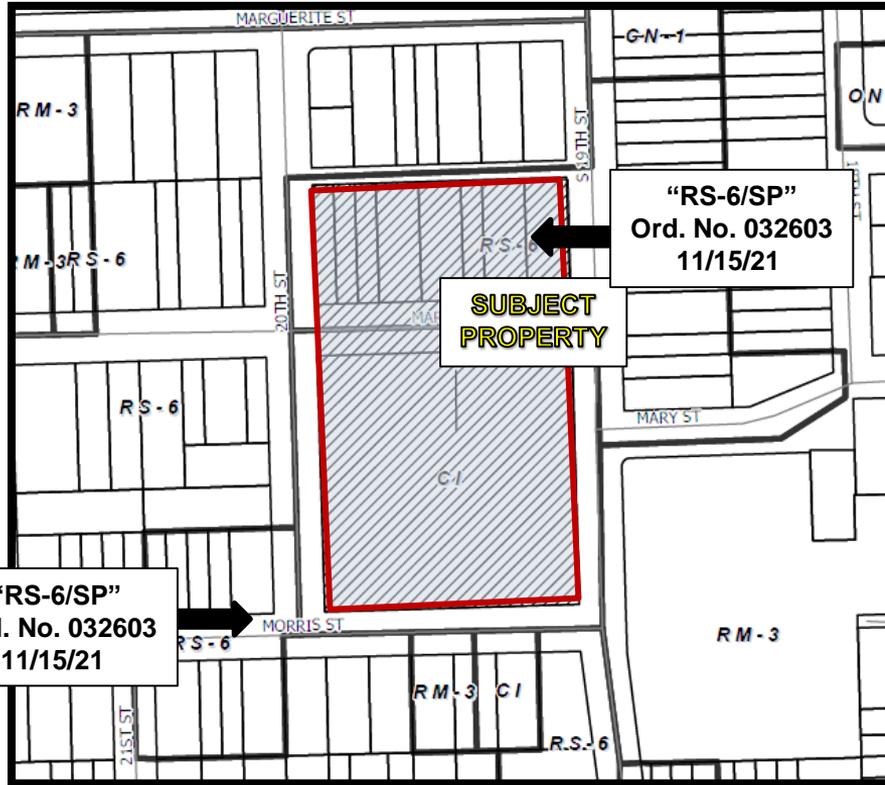
The City of Corpus Christi
(The Palms at Morris)
District 2

Rezoning for a property at or near
2212 Morris Street
From the "RS-6/SP" and "CI"
To the "RM-2" Multifamily District



Planning Commission
April 17, 2024

Zoning and Land Use



Proposed Use:

To develop multifamily housing for senior living

ADP (Area Development Plan):

Westside, Adopted on January 10, 2023

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

RS-6/SP and CI

Adjacent Land Uses:

North: Vacant, Low-Density Residential; Zoned: RS-6

South: Vacant, Low-Density Residential Zoned: RS-6, RM-3, CI

East: Vacant, Low-Density Residential, Public Semi-Public ; Zoned: RS-6, RM-3

West: Low-Density Residential, Public Semi-Public; Zoned: RS-6, RS-6/SP

Public Notification

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

Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: (0)



In Favor: 0 (0.00%)



**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

- Although inconsistent with the FLUM, the proposed rezoning is consistent with many goals of Plan CC.
- The Westside area lacks diversity in housing options
- The subject property is within an established neighborhood
- The Infrastructure exists to support the proposed multifamily development
- It is in keeping with the neighborhood character and an opportune parcels for infill development

**STAFF RECOMMENDS APPROVAL
TO THE RM-2 MULTI-FAMILY DISTRICT**