

ZONING REPORT

Case 0124-01

Applicant & Subject Property

District: 2
Owner: Jonathan Verduzco
Applicant: Jonathan Verduzco
Address: 1563 South Nineteenth Street, located along the west side of South Nineteenth Street, south of Cloyde Street, and north of Lynch Street.
Legal Description: Lots 6-9, Block 1702, Bay Terrace No. 2, and portion of South Nineteenth Street (Between Cloyde Street and Lynch Street).
Acreeage of Subject Property: 0.4 (17,924.94 square feet). Refer to attachment A Existing Zoning and Notice Area Map.
Pre-Submission Meeting: October 25, 2023

Zoning Request

From: "RS-6" Single-Family 6 District
To: "RS-TF" Two-Family District
Purpose of Request: To allow for a two-family residential subdivision.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant	Medium-Density Residential, Transportation
North	"RS-6" Single-Family 6	Right-of-Way (South Nineteenth Street), Low-Density Residential	Medium-Density Residential, Transportation
South	"RS-6" Single-Family 6	Low-Density Residential, Vacant, Right-of-Way (Lynch Street)	Medium-Density Residential, Transportation
East	"RS-6" Single-Family 6	Right-of-Way (South Nineteenth Street), Low-Density Residential	Transportation, Medium-Density Residential
West	"RS-6" Single-Family 6	Low-Density Residential, Vacant	Medium-Density Residential

Plat Status: The subject property consists of 4 lots per MRNCT (Map Records of Nueces County, Texas) Volume A, Page 26, and portion of South Nineteenth Street. A rezoning must precede the land subdivision application submitted to Development Services on October 11, 2023 to allow two-family structures to be constructed; approved on November 29, 2023 by Planning Commission, not yet recorded.

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None.
Code Violations: None.

Transportation and Circulation			
South Nineteenth Street	Designation	Section Proposed	Section Existing
		"Local" Residential	One Lane & Parking, 50 Feet
<p>Transit: The Corpus Christi RTA provides service to the subject property via Routes <i>12 Hillcrest/Baldwin</i>, <i>17 Carroll/Southside</i>, <i>19 Ayers</i>, and <i>23 Molina</i>, at least one-quarter to one-third of a mile, along Baldwin Boulevard, South Brownlee Boulevard, Ayers Street, and Morgan Avenue respectively.</p>			
<p>Bicycle Mobility Plan: The subject property is approximately 30 feet away from a proposed buffered bike lane on South Nineteenth Street, connecting to bike boulevards along Elizabeth Street and McKenzie Street.</p>			
Utilities			
<p>Gas: A 2-inch WS line exists along the east side of South Nineteenth Street. Stormwater: A 30-inch RCP line exists along South Nineteenth Street. Wastewater: An 8-inch VCP line exists along the west side of South Nineteenth Street. Water: An 8-inch ACP line along the west side of South Nineteenth Street.</p>			
Corpus Christi Comprehensive Plan (Plan CC)			
<p>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 ADP (Adopted on July 11, 1995). The Bayside ADP, being drafted, will soon repeal the Southeast ADP. Water Master Plan: No improvements have been proposed. Wastewater Master Plan: No improvements have been proposed. Stormwater Master Plan: No improvements have been proposed.</p>			
Public Notification			
Number of Notices Mailed		49 within a 200-foot notification area 7 outside 200-foot notification area	
In Opposition		1 inside the notification area 0 outside the notification area 1.2% in opposition within the 200-foot notification area (0 individual property owner)	
Public Hearing Schedule			
<p>Planning Commission Hearing Date: January 10, 2024 City Council 1st Reading/Public Hearing Date: February 20, 2024 City Council 2nd Reading Date: February 27, 2024</p>			

Background:

The subject, vacant and undeveloped, property is a parcel at the block face of South Nineteenth Street, between Cloyde Street and Lynch Street. The property is located in a “RS-6” Single-Family 6 zoned residential subdivision established in 1909.

To the north and west of the subject parcel is the established Tracy Subdivision, zoned “RS-6” Single-Family 6, with low-density residential uses. To the east and south is also an established, low-density, residential subdivision named Bay Terrace No.2, along the east side of South Nineteenth Street.

A residential infill development is being proposed at the subject property; and the applicant is requesting to amend the current zoning district to permit the construction of two-family dwellings.

The Two-Family District is designed to maintain a generally spacious residential environment for single-family residential purposes as well as larger parcels of land appropriate for two-family houses. Per the UDC (Unified Development Code), population density and height of buildings are low enough to be compatible with neighboring single-family development.

Plan CC (City of Corpus Christi Comprehensive Plan) 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 the planning, regulatory, funding initiatives needed to provide a diversity of housing types –rentals and ownership, market-rate, and assisted- to meet community needs.
 - Corpus Christi sustains and maintain established neighborhoods.
 - Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods.
- *Future Land Use, Zoning, and Urban Design:*
 - Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Promote the 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.
 - Corpus Christi has well designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

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

The proposed rezoning is consistent with policy statements of the Southeast ADP and the FLUM’s designation of Medium-Density Residential. While staff noted that the Southeast ADP

was adopted nearly 29 years ago, traces of its specific goal remains in the soon-to-be adopted Bayside ADP, with policies that encourage the following:

- The protection of the predominantly stable residential neighborhoods, and the promotion of efficient development of under-utilized and remaining vacant land in the area with the principal objectives of:
 - Stabilizing and conserving residential neighborhoods.
 - Revitalizing deteriorated housing and promoting new residential development in areas best suited for such development.

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 many elements and goals of Plan CC (City of Corpus Christi Comprehensive Plan) and the FLUM’s (Future Land Use Map) designation of medium-density residential use.
- Infill development, as is the case for the proposed development, on vacant or underutilized lots within or adjacent to existing neighborhoods, is encouraged by *Plan CC*. The subject property, vacant and undeveloped, is surrounded by residential subdivisions established in the early 1900s; and the Southeast of the City, a mostly built-out area, with a predominant single-family residential land use, hosts old structures mostly a survey revealed. The current and soon-to-be adopted ADPs (Bayside ADP- with the same boundaries) further advise that developments of this kind be achieved in a manner that protects the residential character of these neighborhoods while inducing revitalization. Public input for the ADP to-be-adopted also revealed a need for housing variety that particularly hosts single-family uses, and that “green” developments were well-sought after by buyers interested in living in the area.
 - Staff find the subject request fitting to address housing related items such as affordable housing, housing options, and new housing.
- The subject parcel is within a neighborhood of the Southeast area that is characterized by one of the lowest brackets of median household income (2019), a moderate concentration of renters, older homes, and homes with the lowest value; an opportunity to address affordable housing.
- The “RS-6” Single-Family 6 District falls within the medium-density range (4-13 units per acre); as does the Two-Family District. The abutting Tracy and Bay Terrace No.2 subdivisions are zoned “RS-6” Single-Family 6, and the site is on a “Local” Residential road (South Nineteenth Street) with the infrastructure to support the proposed development.
 - The applicant has proposed to subdivide the subject property into three 76-foot wide lots with a minimum area of 6,460 square feet; meeting the minimum UDC (Unified Development Code) requirements of a 50-foot wide parcel with 6,000 square feet in area for one two-family structure.
- The development promotes the policy of orderly growth; and also regards the surrounding arrangement pattern.

Planning Commission and Staff Recommendation (January 10, 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 “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District.

- The amendment is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area; and will not have a negative impact upon the surrounding neighborhood. Staff finds that the proposed development may benefit the community.
 - The Two-Family District and the Single-Family District are compatible, per the UDC (Unified Development Code) on the basis of building height and population density. While a recommendation of approval is being issued for a Two-Family District mid South Nineteenth Street, staff believes the location of the proposed development to be acceptable. The Building Code restricts the development of duplexes with vertical circulation due to accessibility issues.
 - The proposed development will be in keeping with the surrounding character. Historically, Two-family structures were designed to address affordable housing; they appeared as a single-family structure (with the provision of a single driveway as well), that actually accommodated two families; and such will be the subject development.
 - The proposed development will help catalyze re-investment in the area and induce revitalization. Duplex developments and districts are mostly found in the subject parcel’s neighborhood of the Southeast area; however, dominated by the typical single-family structure.
 - Approval of the amendment request to allow for a duplex infill development is appropriate. It addresses several housing related items.

Attachment:

(A) Existing Zoning and Notice Area map.

(B) Returned Notice

(A) Existing Zoning and Notice Area Map



CASE: 0124-01 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
- Owners within 200' listed on attached ownership table
- Owners in opposition



(B) Returned Notice

PUBLIC HEARING NOTICE
City Council
Rezoning Case No. 0124-01

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

A property located at or near 1563 South 19th Street and described as a 0.447-acre tract being all of a 0.262-acre tract described as a closed portion of 19th Street in Ordinance No. 002389, Nueces County, Texas, and being a portion of Lots 6-19, Block 1702, Bay Terrace No. 2, and located along the west side of South 19th Street, south of Cloyde Street, and north of Lynch Street. Please see the map on the reverse side.



The City Council will conduct a public hearing and first reading to discuss and act on this rezoning request on Tuesday, February 20, 2024, during one of its regular meetings, which begins at 11:30 a.m. The hearing will be held in Corpus Christi Transportation Authority (CCRTA) Staples Street Center Board Room 2nd Floor, 602 N. Staples Street. You are invited to attend this public hearing to express your views on this rezoning. For more information, call (361) 826-3105.

The City Council may recommend other intermediate zoning classifications and/or Special Permits. 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.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3105.

Si usted atender esta junta y dirigirse a la commission y su ingles es limitado, alguien estara presente para ayudarle a interpretar. Para mas informacion, por favor llamar a la oficina del secretario de la ciudad al number 361-826-3105.

7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or via email to zoning@cctexas.com.

Property Owner(s) Name: Juana Rosario Tijerina

Address: 1514 S. 19th St Phone No.: 361-774-1940

() In Favor (X) In Opposition

REASONS:

Signature

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-826-3574
INFOR Case No. ZN8108
Property Owner ID: 13