

# ZONING REPORT

Case # ZN8219

## Applicant & Subject Property

**District:** 2

**Owner:** The City of Corpus Christi

**Applicant:** TG 110, Inc.

**Address:** 2212 Morris Street, located along the north side of Morris Street, south of Agnes Street, east of South Port Avenue, and west of Highway 286 (Crosstown Expressway).

**Legal Description:** Various Tracts, See Metes and Bounds (Attachment B)

**Acreage of Subject Property:** 3.42 acres

**Pre-Submission Meeting:** February 27, 2024.

## Zoning Request

**From:** "RS-6/SP" Single-Family 6 District/Special Permit, "CI" Intensive Commercial District

**To:** "RM-2" Multifamily District

**Purpose of Request:** To develop multifamily housing for senior living.

## Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RS-6/SP" Single-Family 6/Special Permit, "CI" Intensive Commercial	Vacant (Former Lamar Elementary Site)	Medium-Density Residential, Institutional
<b>North</b>	"RS-6" Single-Family 6	Vacant, Low-Density Residential	Medium-Density Residential
<b>South</b>	"RS-6" Single-Family 6, "RM-3" Multifamily, "CI" Intensive Commercial	Vacant, Low-Density Residential	Medium-Density Residential
<b>East</b>	"RS-6" Single-Family 6, "RM-3" Multifamily	Vacant, Low-Density Residential, Public Semi-Public (St. Joseph's Convent)	Medium-Density Residential, Institutional
<b>West</b>	"RS-6/SP" Single-Family 6/Special Permit	Low-Density Residential, Public Semi-Public	Medium-Density Residential

**Plat Status:** The subject properties are currently platted, however, the amendment to the existing zoning districts must precede the replat; the proposed development will require the property to be platted into one lot.

**Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):** The subject property is not within a MCAOD District.

**Code Violations:** None.

Transportation and Circulation			
Morris Street	Designation	Section Proposed	Section Existing
19 <sup>th</sup> Street	“Local” Residential	1 Lane & On-Street Parking 50 feet	1 Lane & On-Street Parking 50 feet
20 <sup>th</sup> Street			
<b>Transit:</b> The Corpus Christi RTA provides service directly to the subject property via Route <b>21 Arboleda</b> with stops along the east of 19 <sup>th</sup> Street and Mary Street.			
<b>Bicycle Mobility Plan:</b> A Buffered Bike Lane is planned adjacent to the subject property along the west side of 19 <sup>th</sup> Street.			
Utilities			
<b>Gas:</b> 2-inch WS lines bound the subject property. <b>Stormwater:</b> 18 and 24-inch RCP lines bound the subject property. <b>Wastewater:</b> 8 and 18-inch VCP lines bound the subject property. <b>Water:</b> 6-inch ACP lines both bound the subject property.			
Corpus Christi Comprehensive Plan (Plan CC)			
<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>ADP (Area Development Plan):</b> According to Plan CC the subject property is located within the Westside Area Development Plan (Updated January of 2023). <b>Water Master Plan:</b> No improvements are proposed. <b>Wastewater Master Plan:</b> No improvements are proposed. <b>Stormwater Master Plan:</b> No improvements are proposed.			
Public Notification			
Number of Notices Mailed		76 within a 200-foot notification area 2 outside 200-foot notification area	
In Opposition		0 inside the notification area 0 outside the notification area 0% in opposition within the 200-foot notification area (0 individual property owners)	
Public Hearing Schedule			
<b>Planning Commission Hearing Date:</b> April 17, 2024 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> June 11, 2024 <b>City Council 2<sup>nd</sup> Reading Date:</b> June 18, 2024			

### **Background:**

The subject properties are a part of the development of the former Lamar Elementary site, The Palms at Morris, which is utilizing grant funding through the City of Corpus Christi, Housing and Community Development. The project is a part of a comprehensive neighborhood revitalization strategy of infill housing development focused on meeting local housing affordability needs. The project has also received a resolution of support for a 9% Low-income Housing Tax Credit (No. 033296 dated 2/13/2024)

The subject property consists of nine individual and vacant parcels, totaling 3.42 acres, zoned “RS-6/SP” Single-Family 6 with a Special Permit (Ordinance No. 032602 allowing for accessory parking use for a government facility) and “CI” Intensive Commercial. The subject property is located along Morris, 19<sup>th</sup>, and 20<sup>th</sup> Streets. To the north, properties are zoned “RS-6” Single-Family 6 and vacant. To the south, properties are zoned “RM-3” Multifamily and “CI” Intensive Commercial with uses being vacant and low-density residential. To the east, properties are zoned “RS-6” Single-Family 6 and “RM-3” Multifamily with vacant, low-density residential, public semi-public (St. Joseph’s Convent) uses. To the west, properties are zoned “RS-6” Single-Family 6 and “RS-6/SP” (same special permit ordinance as the subject property).

The applicant is requesting an amendment to the existing zoning to accommodate a multifamily development geared toward the senior living community. The “RM-2” Multifamily district permits apartments, single-family houses, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

Excerpt from the 2023 Request for Interest: Former Lamar Elementary Site & Neighborhood Parcels (Attachment A):

*“Currently vacant, the site that was once home to Lamar Elementary School which was originally part of the 1908 Eckerd Subdivision while parcels to the east of 19th Street are part of the 1929 Jasmin Subdivision. Narrow and deep single-family lots, typical of this time, are common throughout the neighborhood, though many lots have been combined over the decades to form larger parcels. Other neighborhood institutions include St. Joseph’s Catholic Church, the Garcia Arts Center and Park, and educational facilities like the Marguerite Child Development Center and a charter high school. Lamar Elementary served many generations, starting in 1941. The school was closed in 2010 and later demolished in 2021 to make way for new development and neighborhood investment. Though no longer standing, the site still holds historical significance as the 1948 location of the meeting that formed the American GI Forum, the civil rights group founded by Dr. Hector P. Garcia. (Katheryn Cargo for the Caller Times, November 20, 2021)”*

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

The proposed rezoning is consistent with the following Elements, 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, and 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 maintains 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 a 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.

#### **Westside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is inconsistent with FLUM's designation of Medium-Density Residential as the rezoning would constitute high-density residential use. However, the proposed rezoning is consistent with the following vision themes and policy initiatives of the Westside ADP:

- Continue to promote infill residential development.
  - Support housing agencies that build new homes in existing neighborhoods.
- Encourage the development of various housing types to meet housing needs at multiple income levels.

#### **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 goals of Plan CC (City of Corpus Christi Comprehensive Plan), however, is inconsistent with FLUM's (Future Land Use Map) designation of Medium-Density Residential.
- The westside area lacks diversity in its housing options. Its constituents expressed a need for affordable housing. The City of Corpus Christi has identified the subject parcels as an ideal infill development opportunity that could expand such options.
  - The subject property, within an established neighborhood, has been vacant for many years. The infrastructure to support the development already exists.
- The proposed development is keeping in character with adjacent and neighboring properties and density and will not have a negative impact on the surrounding uses and neighborhood.

- The “RM-2” Multifamily is determined to be ideal for infill development.

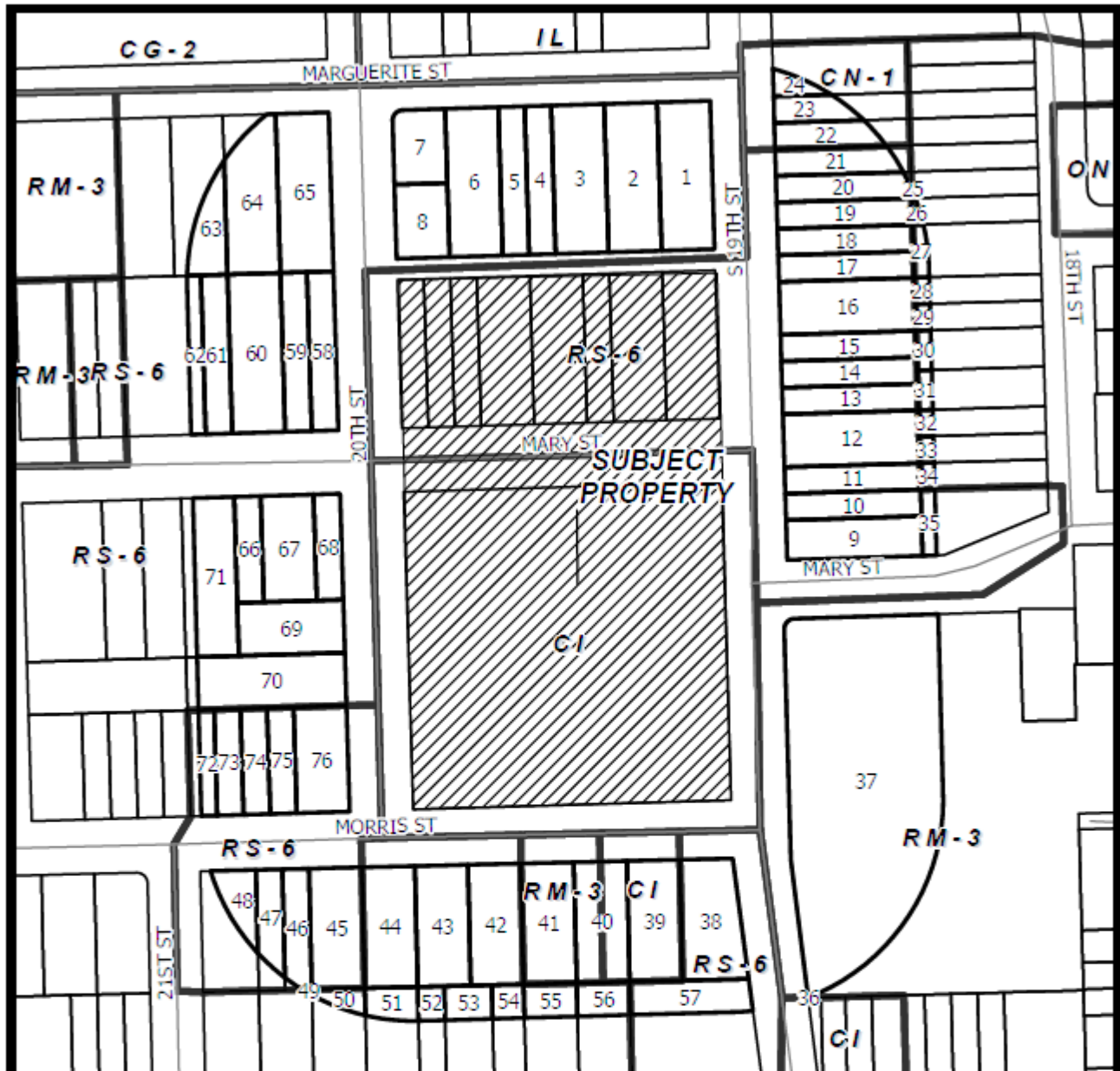
**Planning Commission and Staff Recommendation:**

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 recommends **approval** of the change of zoning from the “RS-6/SP” Single-Family 6 District with a Special Permit and the “CI” Intensive Commercial District to the “RM-2” Multifamily District.

**Attachment(s):**

- (A) Existing Zoning and Notice Area Map
- (B) Metes & Bounds Description and Exhibit (The Metes & Bounds Description and Exhibit are located in the June 11th meeting details for ZN8219 *The City of Corpus Christi* at <https://corpuschristi.legistar.com/DepartmentDetail.aspx?ID=16850&GUID=A6D0B73D-749A-4E86-8B51-441C31FAF5B1>)

# (A) Existing Zoning and Notice Area Map



## CASE: ZN8219 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
RM-4T	Professional Office	RS-10	Single-Family 10
RM-4T	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
CO-1	General Commercial	RS-TH	Townhouse
CO-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

