

ZONING REPORT
Case 0124-06 (ZN8171)

| Applicant & Subject Property | | | |
|---|---|--|---|
| <p>District: 4 Owner: Sunriser, Park LLC. Applicant: Sunriser, Park LLC. Address: 922 W. Lakeside Drive, located along the west side of W. Lakeside Drive, north of NAS (Naval Air Station) Drive and South Padre Island Drive (SH-358), south of Claride Street and Matlock Street, east of Stone Street, and west of Waldron Road. Legal Description: 1.53 Acres Out of Lots 8, 9, 10, and 26 Feet of Lot 11, Block C, Flour Bluff Estates. Acreage of Subject Property: 1.53 in acreage. Pre-Submission Meeting: December 7, 2023</p> | | | |
| Zoning Request | | | |
| <p>From: "RS-6" Single-Family 6 District and "RS-6/SP" Single-Family 6 District with a Special Permit To: "RM-2" Multi-Family District Purpose of Request: To allow a multi-family development.</p> | | | |
| Land Development & Surrounding Land Uses | | | |
| | Zoning District | Existing Land Use | Future Land Use |
| Site | "RS-6" Single-Family 6, "RS-6/SP" Single-Family 6 with a Special Permit | Mobile Home | Transition Aviation Special District |
| North | "CG-1" General Commercial, "RS-6" Single-Family 6 | Vacant | Transition Aviation Special District |
| South | "CG-1" General Commercial | Vacant, ROW (W. Lakeside Dr), Commercial | Transition Aviation Special District, Transportation |
| East | "CG-1" General Commercial | ROW (W. Lakeside Dr), Vacant, Commercial | Transportation, Transition Aviation Special District |
| West | "CG-1" General Commercial | Vacant | Transition Aviation Special District |
| <p>Plat Status: The subject property is not platted. A rezoning must precede a building permit and land subdivision request for the proposed development. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is within the MCAOD of the TRUAXX Field; particularly its Light and Vertical Obstruction safety subzones. Code Violations: None.</p> | | | |

| Transportation and Circulation | | | |
|---|-------------|---|---------------------------|
| W. Lakeside Drive | Designation | Section Proposed | Section Existing |
| | | "Local" Residential | 1 Lane & Parking, 50 feet |
| <p>Transit: The Corpus Christi RTA provides service to the subject property via Routes 3 <i>NAS Shuttle</i>, 4 <i>Flour Bluff</i>, and 29 <i>Staples</i>, with stops near Stone Street and NAS (Naval Air Station) Drive Westbound, north of the site; and a 3 <i>NAS Shuttle</i> stop near Waldron Road, Webb Street, and NAS Drive Eastbound.</p> | | | |
| <p>Bicycle Mobility Plan: The subject property is approximately 590 feet away from a proposed bike boulevard along Matlock Street, Military Drive, and Jester Street, north of the subject parcel.</p> | | | |
| Utilities | | | |
| <p>Gas: 2-inch WS line exists along the west side of W. Lakeside Drive. Stormwater: None exists. Wastewater: An 8-inch VCP line exists along the west side of W. Lakeside Drive. Water: An 8-inch CIP line exists along the east side of W. Lakeside Drive.</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. ADP (Area Development Plan): According to Plan CC the subject property is located within the Flour Bluff Area Development Plan (Adopted on June 22, 2021). Water Master Plan: No improvement has been proposed. Wastewater Master Plan: No improvement has been proposed. Stormwater Master Plan: No improvement has been proposed.</p> | | | |
| Public Notification | | | |
| Number of Notices Mailed | | 14 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 owner) | |
| Public Hearing Schedule | | | |
| <p>Planning Commission Hearing Date: January 24, 2024 City Council 1st Reading/Public Hearing Date: March 19, 2024 City Council 2nd Reading Date: March 26, 2024</p> | | | |

Background:

The subject property, with a 1.53 acreage, is within the Flour Bluff area, north of NAS (Naval Air Station) Drive and South Padre Island Drive (SH-358), and west of Waldron Road and NAS Drive. The site formerly hosted a non-conforming use (manufactured home park) with a 5-unit

multi-family structure remaining at the northeast corner of the site. Approximately 0.6 mile north, is the southern boundary of the nearly 2,067-acre TRUAXX naval field. The site is within the MCAOD (Military Area Compatibility Overlay District) of the TRUAXX base, outside any of its CZ (Clear Zone), APZ (Accident Potential Zone) I and II zones; however, within its light and vertical obstruction safety subzones.

The subject property is surrounded by vacant properties to the north, west, and south. To the east of W. Lakeside Drive and the subject parcel, are "CG-1" General Commercial zoned properties that are vacant inner-block, with commercial uses along NAS Drive. The properties to the north, abutting the northern and western boundaries of the site, are zoned "CG-1" and "RS-6" Single-Family 6, and are vacant. South of the property, along NAS Drive Westbound, is also a vacant parcel zoned "CG-1." Although not immediately adjacent to the subject property, the "RS-6" District north of the subject parcel, contains several small enclaves of non-conforming uses; including a self-storage facility, and multi-family uses.

The applicant is requesting an amendment to the existing zoning district to accommodate a multi-family development targeting the senior population; for seniors; expanding the existing 5-unit apartments into a total of 35, with 30 new units out of steel shipping containers. The proposed development will offer affordable housing to senior citizens on fixed income with options for veterans in the Flour Bluff community. The applicant revealed that similar communities in their portfolio are characterized by a large group of their residents having little to no vehicular access; relying on bicycles, public transportation, or ride shares. The development will also include support and recreational facilities.

The "RM-2" Multifamily zoning district provides a variety of housing types. Housing types may take the form of single-family detached, zero lot line, traditional semi-attached, two-family, townhouse or apartment units. These zoning districts are used in areas having convenient access to collector and arterial streets, and nearby civic and commercial uses, as well as employment opportunities. Apart from the variety of housing types permitted, group homes, educational facilities, parks and open areas, and places of worship are also permitted.

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.
 - The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complex developments with a lack of interconnection.
 - Give consideration to regulations, project incentives, and guidelines that promote interconnected developments, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle pedestrian facilities.
- *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 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.
- Regulations to protect military and civilian airfield and airport use are in place.
 - Continue to consider the compatibility of proposed use with military airfield operations when making decisions on rezoning requests.

Flour Bluff ADP (Area Development Plan) and FLUM (Future Land Use Map)

Consistency:

The proposed rezoning is inconsistent with the Flour Bluff ADP and FLUM designation of Transition Aviation Special District; however, is consistent with the following policy initiatives of the ADP.

- Encourage development that is compatible with the Naval Air Station and Waldron fields by maintaining land use designations consistent with the Air Installation Compatible Use Zone (AICUZ). Continue coordination with NAS-CC regarding AICUZ updates and modifications.

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)*; however, it is inconsistent with the FLUM's (Future Land Use Map) designation of Transition Aviation Special District, warranting an amendment to the FLUM.
- Staff noted that while the FLUM (Future Land Use Map) has designated the area north of NAS (Naval Air Station) Drive and South Padre Island Drive, and south of the TRUAXX base as T ASD (Transition Aviation Special District) District; its main purpose is to regulate vertical obstructions. Accident potential risk is largely diminished within that area. A one-story development is being proposed.
- The proposed development addresses the provision of housing as recommended by the City's guiding documents for different income levels and stages of life. Staff finds the proposed means acceptable to provide quality housing for the moderate senior population of Flour Bluff and beyond.
- Such provision can be achieved through a multi-family or commercial district. The predominant land use in Flour Bluff is single-family residential with the multi-family districts largely undeveloped, and mostly south of NAS Drive and South Padre Island Drive. The community, around the TRUAXX base, north of SPID (South Padre Island Drive) and NAS Drive, is characterized by a mixture of "FR" Farm Rural, "RS-6" Single-Family 6, mostly, "RM-1" Multi-Family, "RM-H" Manufactured Home, considerably, "IL" Light Industrial District, and "IH" Heavy Industrial Districts with most single-family residential uses within the base's Clear Zone and Accident Potential Zone I and Accident Potential Zone II zones; commercial uses along SPID (South Padre Island Drive) and NAS Drive, and single-family residential uses in-between. The large single-family use is also typical south of SPID and NAS Drive.
- A visual assessment of the area revealed that a good number of the properties are in a deteriorating state. The subject proposal is an opportunity to induce reinvestment in the neighborhood.

Planning Commission and Staff Recommendation (January 24, 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 and “RS-6/SP” Single-Family 6 District with a Special Permit to the “RM-2” Multi-Family District.

- Although inconsistent with the designated future land use, staff’s opinion is that the proposed development would be beneficial to the community. The rezoning is consistent with many other elements, goals, strategies, and policy initiatives of the City’s guiding documents; which included, affordable housing for a target population, orderly growth, re-investment, and more. The development will also be outside any of the TRUAXX base’s imaginary surfaces.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area and will not have any adverse impact upon the surrounding properties and neighborhood.
 - The “RM-2” Multi-Family District has a maximum density of 30 units per acre. The proposed 30-unit addition will not have any adverse impact on the existing infrastructure. While W. Lakeside Drive is classified, by the UTP (Urban Transportation Plan), as a “*Local Residential*” street, per the developer, the residents in similar developments in their portfolio have little to no vehicular access, and rely primarily on public transportation, bicycles, or ride shares. The nearest transit stop serves three bus routes including the NAS shuttle that serves the Flour Bluff area, within a quarter of a mile, east of the subject property.
 - The multi-family development out of shipping containers will not have any negative impact on the residential character of the neighborhood; especially as sited. Along the east side of W. Lakeside Drive is a commercial district. Although the subject parcel abuts a single-family use along its northern boundary; the development is below the “*two-story multi-family adjacency to single-family use*” recommendation per Plan CC. The proposed development will consist of one-story structures. The property along its western boundary, although vacant, is also zoned for commercial use. It will also serve as a buffer to the residential district from the abutting commercial district to the south.
 - Plan CC encourages appropriate transition between low- and high-density developments, the adjacency of such development to a “RS-6” zoned property is acceptable as a one-story development with each unit at 320 square feet.

Attachment(s):

(A) Metes & Bounds Description and Exhibit.

(B) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit

MEDINA ENGINEERING & SURVEYING

Victor S. Medina, RPLS
4531 Ayers Street, Suite 225
Corpus Christi, Texas 78415

Phone: (361) 877-1255
Fax: (361) 993-2955

August 11, 2022

Job No. 220980

FIELDNOTE DESCRIPTION of a 1.528 acre tract of land being Lots 8, 9, 10 and the south 26.00 feet of Lot 11, Block "C" of Flour Bluff Estates, being an addition to Corpus Christi, Nueces County, Texas, as shown on map recorded in Volume 8, Pages 1 and 2, Map Records of Nueces County, Texas, said 1.528 acre tract being the same tract of land as described in deed recorded in Document No. 2001031811, Official Records of Nueces County, Texas, and said 1.528 acre tract being more particularly described as follows:

BEGINNING at a 5/8" steel rod found for the southeast corner of this tract, same point being in the west right-of-way line of West Lakeside Drive, and same point being at the southerly northeast corner of Lot 2, Henderson Tract, being an addition to Corpus Christi, Nueces County, Texas, as shown on map recorded in Volume 49, Page 94, Map Records of Nueces County, Texas;

THENCE, N 60°58'00" W, along the south line line of this tract, same being the south line of said Lot 8, and same being the southerly north line of said Lot 2, a distance of 199.08 feet to a 5/8" steel rod for the southwest corner of this tract, same point being the southwest corner of said Lot 8, and same point being at an interior corner of said Lot 2;

THENCE N 29°02'00" E, along the west line of this tract, same being the west line of said Lots, 8, 9, 10 and 11, and same being the northerly east line of said Lot 2, at 248.37 feet pass the common corner of Lots 1 and 2, of said Henderson Tract, and continue for a total distance of 326.00 feet to a 5/8" steel rod found for the northwest corner of this tract;

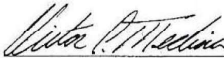
THENCE S 60°58'00" E, along the north line of this tract, a distance of 211.71 feet to a 5/8" steel rod found for the northeast corner of this tract, same point being in the west right-of-way line of said West Lakeside Drive, and same point being on a curve to the left, having a radius of 6,868.14 feet, and a chord bearing and distance of S 31°15'07" W, 326.24 feet;

THENCE in a southerly direction along said curve to the left, and with the west right-of-way line of said West Lakeside Drive, an arc distance of 326.28 feet to the **POINT OF BEGINNING**.

CONTAINING 1.528 acres.

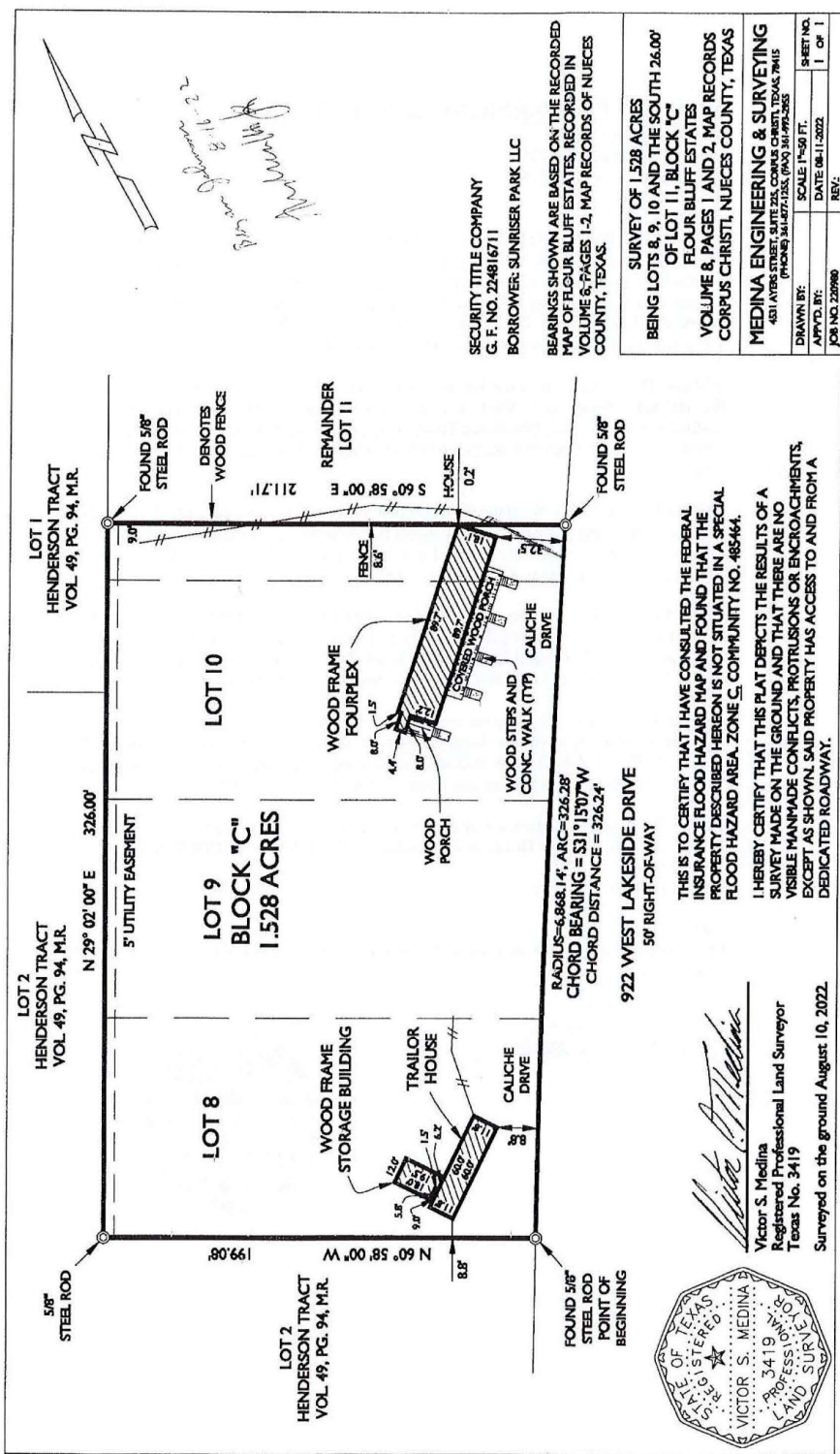
Note:

Bearings are based on deed recorded in Document No. 2001031811, Official Records of Nueces County, Texas.



Victor S. Medina, RPLS
License No. 3419





SECURITY TITLE COMPANY
 G. F. NO. 224816711
 BORROWER: SUNRISER PARK LLC

BEARINGS SHOWN ARE BASED ON THE RECORDED MAP OF FLOUR BLUFF ESTATES, RECORDED IN VOLUME 8, PAGES 1-2, MAP RECORDS OF NUECES COUNTY, TEXAS.

SURVEY OF 1.528 ACRES
 BEING LOTS 8, 9, 10 AND THE SOUTH 26.00' OF LOT 11, BLOCK "C" FLOUR BLUFF ESTATES VOLUME 8, PAGES 1 AND 2, MAP RECORDS CORPUS CHRISTI, NUECES COUNTY, TEXAS

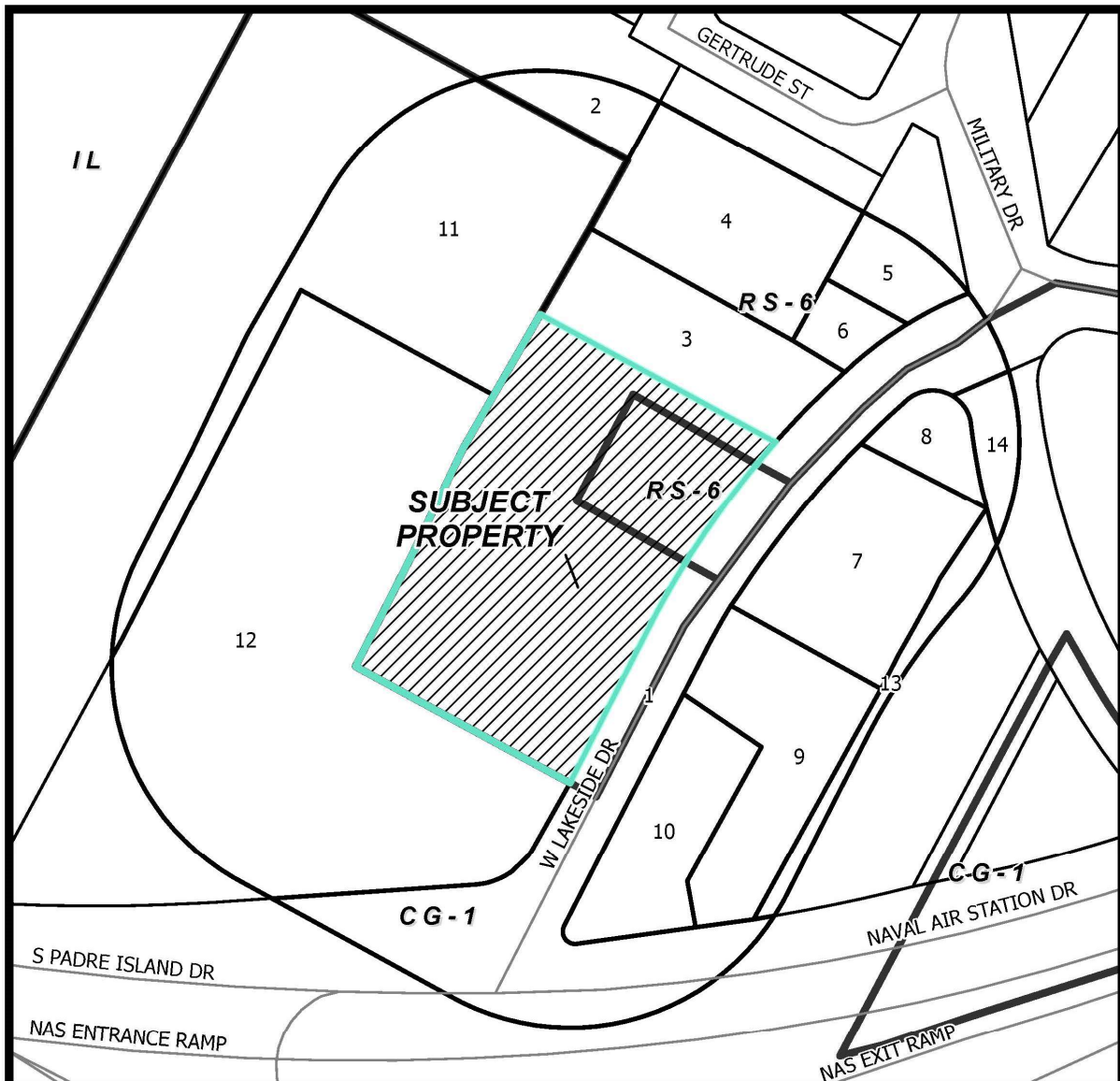
MEDINA ENGINEERING & SURVEYING
 451 AITERS STREET, SUITE 215, CORPUS CHRISTI, TEXAS 78415
 (PHONE) 361-9773 FAX (PHONE) 361-972585
 DRAWN BY: SCALE 1"=50' FT. SHEET NO. 1 OF 1
 APP'D BY: DATE 08-11-2022 REV.
 JOB NO. 226980

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE FLOOD HAZARD MAP AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA, ZONE C, COMMUNITY NO. 485464.
 I HEREBY CERTIFY THAT THIS PLAT DEPicts THE RESULTS OF A SURVEY MADE ON THE GROUND AND THAT THERE ARE NO VISIBLE MAN-MADE CONFLICTS, PROTRUSIONS OR ENCROACHMENTS, EXCEPT AS SHOWN. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

Victor S. Medina
 Registered Professional Land Surveyor
 Texas No. 3419
 Surveyed on the ground August 10, 2022.



(B) Existing Zoning and Notice Area Map



CASE: 0124-06
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
4 Owners within 200' listed on attached ownership table
 Owners in opposition

