

# PLANNING COMMISSION FINAL REPORT

Case No. 0120-04

INFOR No. 19ZN1042

**Planning Commission Hearing Date:** January 22, 2020

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> H.I. Investments and the City of Corpus Christi <b>Applicant:</b> H.I. Investments <b>Location Address:</b> 6099 and 6101 Ennis Joslin Road <b>Legal Description:</b> Lots 7 and 8, Block 2, Edgewater Terrace, located along the east side of Ennis Joslin Road, south of Ocean Drive, and north of South Alameda Street.			
<b>Zoning Request</b>	<b>From:</b> "RS-10" Single-Family 10 District <b>To:</b> "ON" Neighborhood Office District <b>Area:</b> 0.79 acres <b>Purpose of Request:</b> To allow for the construction of a medical clinic (Corpus Christi Pregnancy Center).			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-10" Single-Family 10	Vacant	Low Density Residential
	<i>North</i>	"RS-10" Single-Family 10	Vacant and Public/Semi-Public	Low Density Residential
	<i>South</i>	"RS-10" Single-Family 10	Vacant and Low Density Residential	Low Density Residential
	<i>East</i>	"RS-6" Single-Family 6	Conservation / Preservation	Permanent Open Space
	<i>West</i>	"RS-10" Single-Family 10	Low Density Residential	Low and Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for a low density residential use. The proposed rezoning to the "ON" Neighborhood Office District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. <b>Map No.:</b> 039037 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 200 feet of street frontage along Ennis Joslin Road which is designated as a "A2" Secondary Arterial Street. According to the Urban Transportation Plan, "A2" Secondary Arterial Streets can convey a capacity between 20,000 and 32,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Ennis Joslin Road	"A2" Secondary Arterial	100' ROW 54' paved	100' ROW 67' paved	25,489 ADT (2015)

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RS-10" Single-Family 10 District to the "ON" Neighborhood Office District to allow for the construction of a medical clinic (Corpus Christi Medical Center).

**Development Plan:** The subject property is 0.79 acres in size. The applicant has not submitted any specific plans concerning the construction of the medical clinic. The center will provide pre-natal care, parenting classes, and STD testing.

**Existing Land Uses & Zoning:** The subject property is currently zoned "RS-10" Single-Family 10 District, consists of vacant land, and has remained since annexation in 1944. To the north are vacant properties and the Lee Alumni Center for Texas A&M University-Corpus Christi zoned "RS-10" Single-Family 10 District. To the south is a vacant property and single-family residences zoned "RS-10" Single-Family 10 District. To the east are wetland properties zoned "RS-6" Single-Family 6 District. To the west are single-family residences zoned "RS-10" Single-Family 10 District.

**AICUZ:** The subject property is **not** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The property is platted.

**Utilities:**

**Water:** 12-inch ACP line located along Ennis Joslin Road.

**Wastewater:** 16-inch PVC line located along Ennis Joslin Road.

**Gas:** 6-inch Service Line located along Ennis Joslin Road.

**Storm Water:** Road inlets located along Ennis Joslin Road.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "ON" Neighborhood Office District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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, Zoning, and Urban Design Policy Statement 1).

- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties. The adjacent properties consist of a vacant lot to the south. Two adjacent properties to the north consist of the Texas A&M University-Corpus Christi (TAMU-CC) alumni center, a retail shopping center, and a convenience store.
- The subject property is located along the east side of Ennis Joslin Road at the intersection with Ebonwood Avenue. The intersection is not traffic controlled and is between the intersection of Ocean Drive and South Alameda Streets.
- The “ON” Neighborhood Office District is a transitional district and limits the size of retail and restaurant uses. Additionally, the “ON” Neighborhood Office does not allow bars, pubs, taverns, or nightclubs.

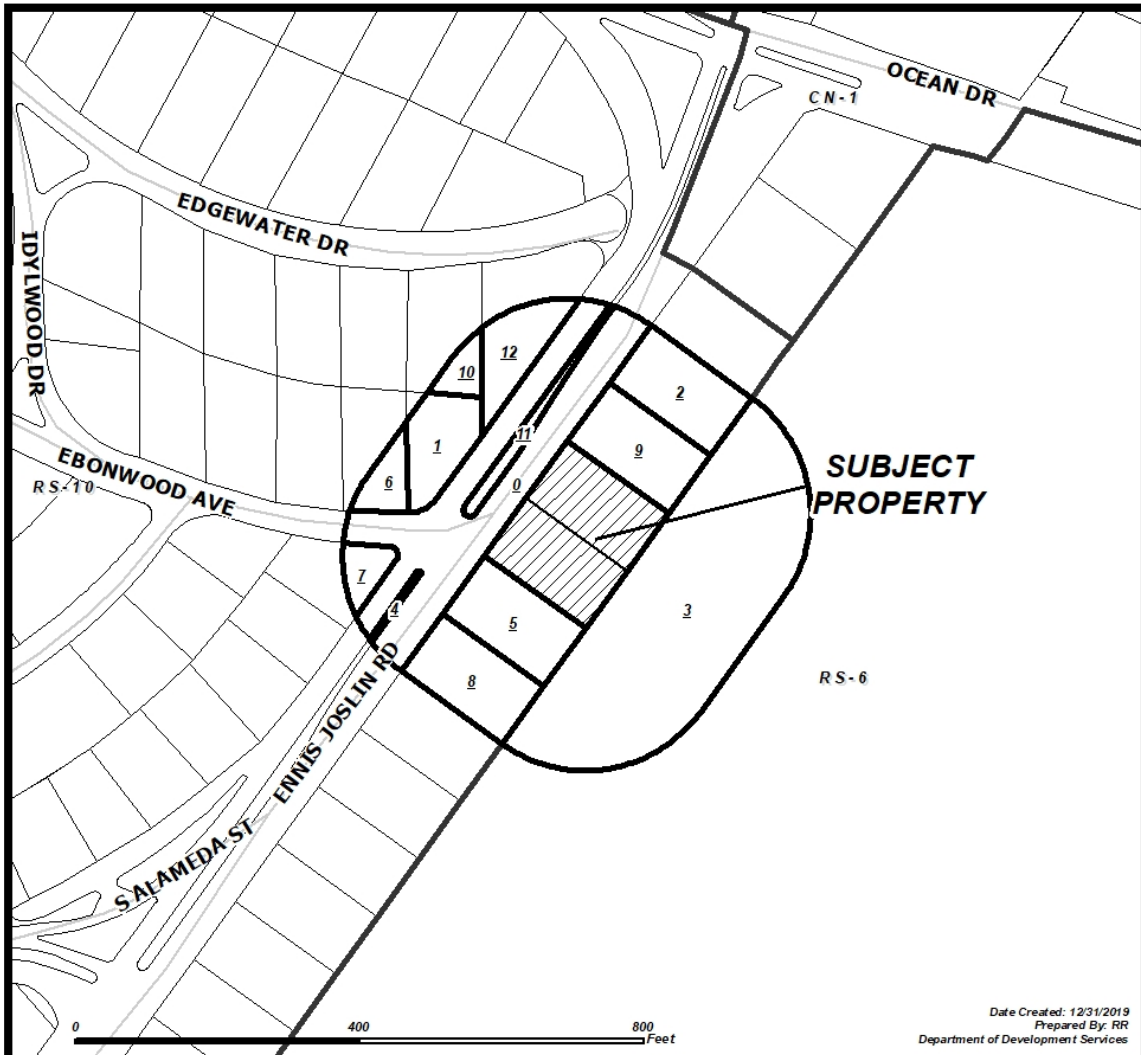
**Planning Commission and Staff Recommendation (January 22, 2020):**

Approval of the change of zoning from the “RS-10” Single-Family 10 District to the “ON” Neighborhood Office District.

<b>Public Notification</b>	Number of Notices Mailed – 12 within 200-foot notification area 5 outside notification area
	<b><u>As of January 17, 2020:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

**Attachments:**

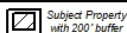
- Location Map (Existing Zoning & Notice Area)
- Public Comments Received (if any)



Date Created: 12/31/2019  
Prepared By: RR  
Department of Development Services

### CASE: 0120-04 ZONING & 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	



Owners within 200' listed on attached ownership table



Owners in opposition

