



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 30, 2024
Second Reading for the City Council Meeting of August 13, 2024

DATE: July 8, 2024

TO: Peter Zanoni, City Manager

FROM: Al Raymond, Development Services Department
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<p>Rezoning for a property at or near 7702 Starry Road</p>

CAPTION:

Zoning Case No. ZN8254, Azali Investments LLC (District 5). Ordinance rezoning a property at or near 7702 Starry Road from the “FR” Farm Rural District to the “RM-2” Multi-Family District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow a multifamily residential use.

BACKGROUND AND FINDINGS:

The subject, vacant and undeveloped, property is out of the southside area, a quarter mile south of Yorktown Boulevard, an A3 class arterial road, along the east side of Starry Road, a local residential road closed by Ordinance 0330279 on January 30th 2024, one-third of a mile northwest of the Oso Creek, directly across a public/semi-public -educational facility- use under construction, and along the realigned Oso Parkway, a parkway collector right-of-way underway.

The properties to the north are zoned “RS-4.5” Single-Family and “CN-1” Neighborhood Commercial District, with the low-density Starlight Estates Unit 1 subdivision, and a vacant property. To the south properties are zoned “FR” Farm Rural District and “RS-4.5” Single-Family District, with some properties that are vacant, and the Creekside Middle School and the Southeast Elementary School. To the east properties are zoned “CG-2” General Commercial District and “RS-4.5” Single-Family, with vacant parcels, and the previously mentioned

public/semi-public use. To the west, properties are zoned “FR” Farm Rural “RS-4.5” Single-Family.

The area between Rodd Field Road, Yorktown Boulevard, and Oso Creek, was annexed in the mid-1990s and since, has subsequently been subject to multiple re-zonings since the early 2000s for the densest single-family zoned development. It is home to the Rancho Vista, Riverbend, and Starline Estates subdivisions, primarily zoned “RS-4.5” Single-Family. A similar pattern can be found north of Yorktown Boulevard, with limited general commercial districts, and the prevalent neighborhood commercial districts.

The applicant is requesting an amendment from the current “FR” Farm Rural district to the “RM-2” Multi-Family District to accommodate a multi-family development. The “RM-2” Multi-Family District permits apartments, single-family and two-family houses, townhomes, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

The proposed amendment to the current zoning district is consistent with many elements and goals of the City of Corpus Christi Comprehensive Plan (Plan CC); however, it is inconsistent with the future land use designation of medium-density residential, warranting an amendment to the Future Land Use Map (FLUM).

Public Input Process:

Twenty-three (23) notices were mailed within the 200-foot notification area, and 2 outside the notification area.

As of July 26, 2024:

In Favor	In Opposition
0 inside notification area	1 inside notification area
0 outside notification area	0 outside notification area

A total of 1.17% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION(June 12, 2024):

Planning Commission and Staff recommend approval of the change of zoning from the “FR” Farm Rural District to the “RM-2” Multi-Family District.

Vote Results

For: 7

Against: 0

Absent: 2

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report