

ZONING REPORT

Case # ZN8199

Applicant & Subject Property

District: 2
Owner: Barajas Family Corporation
Applicant: Norma Barajas
Address: 3345 Gollihar Road and 4500 Kirkwood Drive, located along the south side of Gollihar Road, at the southwest intersection with Kirkwood Drive.
Legal Description: Lot 3R, Coggin and Lots 1-3, Block 7, Central Park
Acreage of Subject Property: 1.15 acre(s)
Pre-Submission Meeting: January 24, 2024

Zoning Request

From: "RS-6" Single-Family 6 and "ON" Neighborhood Office District
To: "CN-1" Neighborhood Commercial District
Purpose of Request: The purpose of the request is to allow a commercial use; specifically, a retail plaza with a potential restaurant use.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6, "ON" Neighborhood Office	Vacant	Commercial, Medium-Density Residential
North	"RS-6" Single-Family 6, "ON" Neighborhood Office	Transportation (Gollihar), Commercial, Low-Density Residential	Transportation (Gollihar), Medium-Density Residential
South	"RS-6" Single-Family 6	Transportation (Mahan), Low-Density Residential	Transportation (Mahan), Medium-Density Residential
East	"RS-6" Single-Family 6	Transportation (Kirkwood), Low-Density Residential	Transportation (Kirkwood), Medium-Density Residential
West	"RS-6" Single-Family 6, "ON" Neighborhood Office	Professional Office, Low-Density Residential	Commercial, Medium-Density Residential

Plat Status: The subject property is comprised of 4 platted lots per MRNCT (Map Records of Nueces County, Texas) Volume 14, Page 44 and Volume 69, Page 94. A rezoning must precede platting of the property to accommodate a commercial structure.
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

	Designation	Section Proposed	Section Existing
Gollihar Road	"A1" Minor Arterial Undivided	4 Lanes, Center Turn Lane, 95 Feet	4 Lanes, Center Turn Lane, 90 Feet
Kirkwood Drive	"Local" Residential	1 Lane & On-Street Parking, 50 Feet	1 Lane & On-Street Parking, 50 Feet

Mahan Drive	"Local" Residential	1 Lane & On-Street Parking, 50 Feet	1 Lane & On-Street Parking, 50 Feet
Transit: The Corpus Christi RTA (Regional Transportation Authority) provides service to the subject property via routes 32 <i>Southside</i> and 37 <i>Crosstown</i> , along Gollihar Road, a block north of Kirkwood Drive.			
Bicycle Mobility Plan: The subject property is near two one-way cycle tracks along Gollihar Road; connecting to one-way cycle tracks along Carroll Lane and a bike boulevard along Christie Street.			
Utilities			
Gas: A 2-inch line exists along the south side of Gollihar Road, a portion of the Gollihar Road frontage, and also traverses mid-parcel between Mahan Drive and Gollihar Road. Stormwater: A 24-inch RCP line runs, mid-frontage, along Mahan Drive, similarly, along Kirkwood Drive. A 30-inch line traverses the subject property mid-parcel north-to-south. Wastewater: An 8-inch VCP line runs through the subject property mid-parcel. Water: A 6-inch ACP line runs along Mahan Drive, partially, and traverses the subject property mid-parcel between Mahan Drive and Gollihar Road.			
Corpus Christi Comprehensive Plan (Plan CC)			
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 Midtown Area. The Southeast ADP was adopted on July 11, 1995. Water Master Plan: No improvements have been proposed. Wastewater Master Plan: No improvements have been proposed. Stormwater Master Plan: No improvements have been proposed. Roadway Master Plan: No improvements have been proposed.			
Public Notification			
Number of Notices Mailed		30 within a 200-foot notification area 6 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			
Planning Commission Hearing Date: April 3, 2024 City Council 1st Reading/Public Hearing Date: May 14, 2024 City Council 2nd Reading Date: May 21, 2024			

Background:

The subject property is a 1.15-acre, vacant and undeveloped, parcel in the southeast area of the city, located along Gollihar Road, a 90-foot undivided minor arterial right-of-way, and two local residential roads along the eastern and southern boundaries of the site. Generally, the surrounding neighborhood consists mainly of low-density residential subdivisions, particularly

along the north side of Gollihar Road, the east side of Kirkwood Drive, and the south side of Mahan Drive, that date to the early 1950s.

The properties immediately to the north of the subject parcel and Gollihar Road are zoned "RS-6" Single-Family 6 and "ON" Neighborhood Office with the low-density residential subdivisions of Randall Place and Kirkwood, and a non-conforming retail sales and services commercial use permitted by the preceding zoning ordinance. The properties to the south and east are zoned "RS-6" Single-Family 6 District and are developed as the Mahan Acres and Central Park subdivisions south of Mahan Drive and east of Kirkwood Drive, and Kirkwood and a portion of Central Park, to the east. The properties to the west are zoned "RS-6" Single-Family 6 District and "ON" Neighborhood Office District with the low-density residential Coggin subdivision and the Gollihar Neighborhood Center that hosts a child daycare center.

The applicant is requesting an amendment to the zoning map to allow a retail plaza with a potential restaurant use. The current zoning districts limits principal use of the subject parcel to office and single-family; and where a commercial use could occur, retail and sales services and restaurant uses must be subordinate to a principal use.

The "CN-1" Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales, and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area, except for detention facilities, medical facilities, places of worship, and community services uses.

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

The proposed rezoning is/is not consistent with the following Elements, Goals and Strategies for Decision Makers:

- *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 (neighborhood commercial support) 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.

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

The proposed rezoning is consistent with many broader elements of the ADP; however, is inconsistent with the FLUM designation of Medium-Density Residential for the lots along Kirkwood Drive.

- The specific goal of the Southeast Area Development Plan is to protect the predominantly stable residential neighborhoods and to promote the efficient development of underutilized and remaining vacant land in the area.
 - Stabilize and conserve residential neighborhoods;
 - Designate appropriate land uses and a transportation network to adequately serve existing and future land uses;

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; however, is partially inconsistent with the FLUM's designation of Medium-Density Residential for the three lots along Kirkwood Drive. The inner lot has a FLUM designation of commercial.
- Staff observed that the Southeast ADP was adopted on July 11, 1995, over 29 years ago.
- The request generally agrees with Plan CC's recommendation for efficient in-fill development, the provision of commercial uses to serve neighborhood needs, and locating commercial uses on arterial roadways.
- The subject parcel consists of 4 platted lots, with an inner through-lot, and three lots oriented to Kirkwood Drive. While the through-lot has a commercial future land use designation, those along Kirkwood Drive have a future land use designation of Medium-Density Residential. The Central Park subdivision of 1952 includes the three lots oriented to Kirkwood Drive, for residential use; which explains their FLUM designation. These particular parcels have not been developed since they were created.
- The most appropriate commercial district, with single-family district adjacency, is the "ON" Neighborhood Office District; however, the applicant's proposed use can only exist as an accessory to a principal use. The neighborhood office district creates fewer hazards, noise, odors, or other objectionable influences, and has a low trip generation. The protection of the nearby sensitive land uses is essential.
- While a broader commercial district may be expected to impact surrounding properties, staff finds the recommendation to a "CN-1" Neighborhood Commercial District, which would widen the intensity of commercial uses, acceptable; as the UDC (Unified Development Code) will ensure compatibility through the restriction of driveway approach to Gollihar Road, setbacks, screening of vehicular and refuse areas, and fencing. While typically, buffer yards would be enforced, Kirkwood Drive and Mahan Drive, both 50-foot rights-of-way, serve as generous buffers. Screening and fencing will serve as visual barriers to the nearby residential properties.

Planning Commission and Staff Recommendation (April 3, 2024):

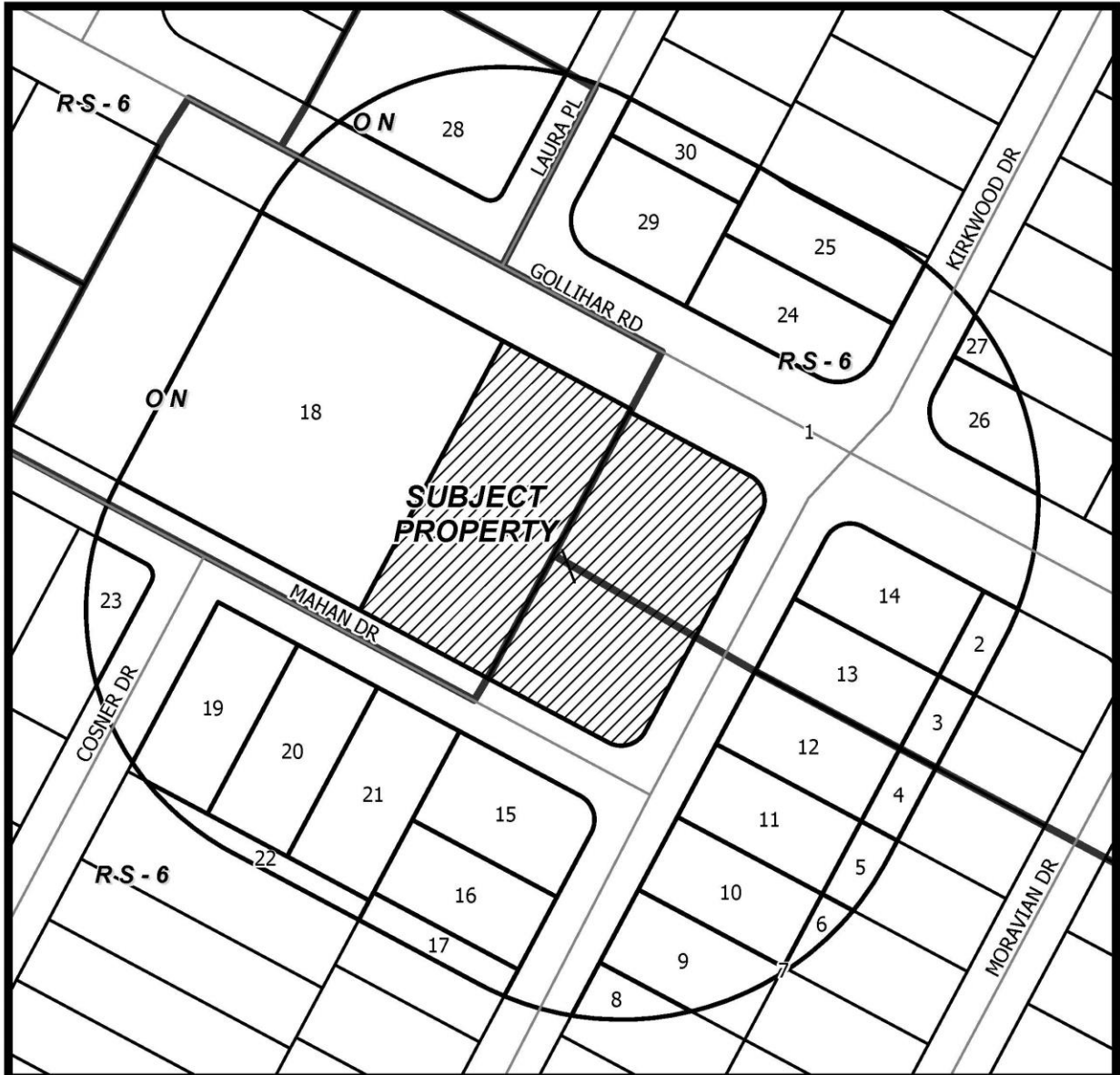
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Planning Commission and staff recommend approval of the change of zoning.

- The Zoning Map amendment will not have a negative impact on the surrounding neighborhood.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.

Attachment(s):





(A) Existing Zoning and Notice Area Map.

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CASE: ZN8199 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



SUBJECT PROPERTY

Esri, HERE, DeLorme, INCREMENT P
LOCATION MAP