

ZONING REPORT

Case No. ZN8270

Applicant & Subject Property

District: 2

Owner: Ferco Homes LLC

Applicant: Joe Ortiz

Address: 1501 South 19th Street, located along the west side of South 19th Street, north of Terrace Street, and south of Lynch Street.

Legal Description: Lots 1-4, Block 1702, Bay Terrace No.2, and Closed Portions of ROW

Acreage of Subject Property: 0.2061 acre(s)

Pre-Submission Meeting: April 5, 2024

Zoning Request

From: "RS-6" Single-Family District

To: "RM-1" Multi-Family District

Purpose of Request: To allow for multifamily uses.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family	Vacant, Transportation	Medium-Density Residential, Transportation
North	"RS-TF" Two-Family, "RS-6" Single-Family	Vacant, Transportation (Lynch, S. 19th) Low-Density Residential	Medium-Density Residential, Transportation
South	"RS-6" Single-Family	Low-Density Residential	Medium-Density Residential, Transportation
East	"RS-6" Single-Family	Transportation (S. Nineteenth Street), Low-Density Residential	Medium-Density Residential, Transportation
West	"RS-6" Single-Family	Low-Density Residential, Transportation (Lynch St)	Medium-Density Residential

Plat Status: The subject property consists of multiple platted lots per MRNCT (Map Records of Nueces County, Texas) Volume A Page 26. Development will require a replat.

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

South Nineteenth Street	Designation	Section Proposed	Section Existing
	"Local" Residential	1 Lane, & On-Street Parking, 50-Foot ROW	1 Lane, & On-Street Parking, 50-Foot ROW

Lynch Street	Designation	Section Proposed	Section Existing
	"Local" Residential	1 Lane, & On-Street Parking, 50-Foot ROW	1 Lane, & On-Street Parking, 50-Foot ROW
Transit: The Corpus Christi RTA provides service to the subject property via Route(s) 12 <i>Hillcrest/Baldwin</i> near Baldwin Boulevard and Terrace Street, and Bus Route 15 <i>Ayers/Molina</i> , near Ayers Street and South 18 th Street.			
Bicycle Mobility Plan: The nearest bike mobility infrastructure is a buffered bike lane along South Nineteenth Street that connects to proposed bike boulevards on McKenzie Street and Elizabeth Street.			
Utilities			
Gas: A 6-inch WS active line exists along the north side of South Nineteenth Street, and a 2-inch WS line along Lynch Street. Stormwater: A 54-inch RCP exists along South Nineteenth Street, and 18-inch along Lynch Street. Wastewater: An 8-inch active HDPE (public main) exists along South Nineteenth Street and Lynch Street. Water: An 8-inch ACP (public distribution) along the west side of South Nineteenth Street and the north side of Lynch Street.			
Plan CC (City of Corpus City Comprehensive Plan)			
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 Southeast Area Development Plan (Adopted on July 11, 1995). Water Master Plan: Existing infrastructure*. No improvements have been proposed. Wastewater Master Plan: Existing infrastructure*. No improvements have been proposed. Stormwater Master Plan: Existing infrastructure*. No improvements have been proposed. Roadway Master Plan: Existing infrastructure*. No improvements have been proposed. <i>*Improvements may be required to meet the capacity needs of the proposed development.</i>			
Public Notification			
Number of Notices Mailed	37 within a 200-foot notification area 7 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: May 29, 2024 City Council 1st Reading/Public Hearing Date: July 16, 2024 City Council 2nd Reading Date: July 23, 2024			

Background:

The subject 0.21-acre, undeveloped and vacant, parcel is out of the southeast area, along the west side of South Nineteenth Street, and the east side of Lynch Street; both “Local” Residential rights-of-way. The neighborhood is generally characterized by an elaborate general commercial district on the perimeter, along Ayers Street, South Staples Street, and Morgan Avenue, and moderate patches of less intense commercial districts along Baldwin Boulevard, and Crosstown Expressway (SH 286); the arrangement and distribution of parcels indicate an original district for single-family uses in the interior. Annexations before the 1960s granted initial zoning districts of “RS-6.” Collector streets are generally lined with office and public/semi-public uses in the area.

While the area was annexed in 1938, subdivisions appear to date to an earlier time. In some areas, modest and elaborate “RS-TF” Districts buffer commercial zoning districts, while multiple scenarios exist where patches or blocks of two-family districts are planted amid single-family uses. The single- and two-family districts, at times, are home to apartment structures. Multi-family districts are not found in the interior.

To the north properties are zoned “RS-TF” Two-Family District and “RS-6” Single-Family District, with vacant, and low-density residential uses. The properties to the south, west, and east are zoned “RS-6” Single-Family , with low-density residential uses.

The applicant is requesting an amendment to the current zoning district to accommodate a multi-family development; specifically, apartments. The “RM-1” 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.

Plan CC Consistency:

The proposed rezoning is generally 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 of residential neighborhoods.
 - Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

Southeast ADP and FLUM Consistency:

The proposed rezoning is consistent with the ADP; however inconsistent of the future land use designation of medium-density residential; particularly the following:

- The specific goal of the southeast area development is to protect the predominantly stable residential neighborhoods and to promote the efficient development of under-utilized and remaining vacant land in the area.

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; however, is inconsistent with the future land use designation of medium-density residential and transportation, which will warrant an amendment to the FLUM.
- The proposed infill development is in agreement with the Southeast ADP specific goal, although adopted almost 29 years ago, of protecting the predominantly stable residential neighborhood, and promoting the efficient development of under-utilized and remaining vacant land in the area, especially a limited buildable footprint.
- As the new southeast area-specific plan is being drafted, surveys revealed that new housing is in demand, which is in short supply, over the older and deteriorating housing stock, which were built prior to 1960.
- Plan CC encourages the proper location of land uses based on compatibility, locational needs, and characteristics of each use; however strongly discourages the abrupt transition to less dense land uses. While a multi-family district is classified as a high-density development; an 8,900-square foot corner-parcel that immediately adjacent to single-family districts reduces the development footprint of the parcel. The required provision for parking may also further reduce the building footprint to accommodate vehicular circulation for tenants and refuse collectors. The Unified Development Code also controls compatibility in this scenario through height restrictions, buffer yards, open space requirements, and other means.
- The property to be rezoned is suitable for the household living uses permitted by the zoning district that would be applied by the proposed amendment.

Planning Commission and Staff Recommendation (May 29, 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 District to the "RM-1 Multi-Family District.

- In determining the compatibility of the proposed amendment with surrounding uses and properties, staff considered the development standards to be subjected to a modest-sized parcel for a multi-family uses and found it to be compatible with the present zoning and conforming uses of nearby properties; therefore, adverse impacts upon the surrounding uses and properties should be limited. Guiding documents also find two-story multi-family development compatible with single-family uses.
- Much of the area is characterized by its original zoning district of "RS-6"; however, with a mixture of non-conforming multi-family residential uses is typical. A development such as this, while marginal, may re-new interest and investment in this old area, and will augment housing supply.
- The subject parcel is also within an area of the Southeast of the City characterized by one of the lowest brackets of median household income. This is an opportunity to supply housing in a predominantly single-family area.

Attachment(s):

(A) Existing Zoning and Notice Area Map.

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CASE: ZN8270
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

