

ZONING REPORT

Case # 0222-04

| Applicant & Subject Property | | | | |
|---|--------------------------------|-------------------------|----------------------------|----------------|
| <p>City Council District: 2 Owner: Exclusive Housing, LLC Applicant: Exclusive Housing, LLC Address and Location: 1333 Logan Avenue, located along the west side of Logan Avenue, north of Normandy Drive, east of Tyler Avenue, and west of York Avenue Legal Description: Lot 19, Block 16, Arcadia Acreage of Subject Property: 0.201 acres</p> | | | | |
| Zoning Request | | | | |
| <p>From: "RS-6" Single-Family 6 District To: "RS-TF" Two-Family District Purpose of Request: To allow for a duplex.</p> | | | | |
| Land Development & Surrounding Land Uses | | | | |
| | Zoning District | Existing Land Use | Future Land Use | |
| Site | "RS-6" Single-Family 6 | Vacant | Medium Density Residential | |
| North | | | | |
| South | | Low Density Residential | | |
| East | | | | |
| West | | | | |
| <p>Plat Status: Property is platted. Air Installation Compatibility Use Zone (AICUZ): Not located in an AICUZ area</p> | | | | |
| Transportation & Circulation | | | | |
| Street | Urban Transportation Plan Type | Proposed Section | Existing Section | Traffic Volume |
| Logan Avenue | Local Residential Street | 50' ROW 28' paved | 30' ROW 30' paved | Not Available |
| <p>Transit: The Corpus Christi RTA provides service to the subject property via Bus Routes 19 and 37 as well as the Port Ayers Station.</p> | | | | |
| Utilities | | | | |
| <p>Water: 4-inch service line located along the rear property line Wastewater: 6-inch service line located along Logan Avenue Gas: 2-inch service line located along the rear property line Stormwater: 24-inch line located along Logan Avenue</p> | | | | |
| Corpus Christi Comprehensive Plan | | | | |
| <p>The subject property is located within the Southeast Area Development Plan (Adopted July 11, 1995) and is planned for medium density residential uses based on the Future Land Use Map. The proposed rezoning is consistent Comprehensive Plan.</p> | | | | |

Case Analysis:

Property Background:

- According to Nueces County Appraisal District, residential structure was built in 1938.
- Using Google Earth, staff can approximate the date or dates an attached accessory dwelling unit was built in 2002.
- The addition of the attached accessory dwelling unit created an illegal two-family use in single-family zoning.
- The applicant purchased the property in 2021 and the request is to bring the property into conformity with Unified Development Code.

Comprehensive Plan Consistency: The proposed rezoning is consistent with the comprehensive plan and with the Future Land Use Map. Staff considered the following policies to determine plan consistency:

- Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle. (Plan CC: Housing and Neighborhoods)
- Corpus Christi sustains and maintains established neighborhoods. (Plan CC: Housing and Neighborhoods)
- Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Plan CC: Future Land Use, Zoning and Urban Design)
- Encourage orderly growth of residential, commercial, and industrial areas. (Plan CC: Future Land Use, Zoning and Urban Design)
- Housing is in good condition and code compliant. (Plan CC: Housing and Neighborhoods)
- Encourage the protection and enhancement of residential neighborhoods. (Plan CC: Future Land Use, Zoning and Urban Design)
- Promote the stabilization, revitalization, and redevelopment of older neighborhoods. (Plan CC: Future Land Use, Zoning and Urban Design)
- 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. (Plan CC: Future Land Use, Zoning and Urban Design)

Staff Evaluation: The proposed zoning is consistent with the adopted Comprehensive Plan (Plan CC) and the Future Land Use Map.

- The proposed rezoning is compatible with the general character of the neighborhood.
- The proposed rezoning will bring the property into conformity with Unified Development Code. The applicant will still need to conform with building and fire requirements.
- Medium-density residential uses are in conformity with future land use.
- Approval of the rezoning and bringing the property into conformity allows for the dwelling unit to be code compliant.
- Two-family housing addresses affordable housing issues.
- Subject property is near the Del Mar East Campus, which is a commuter campus.

The subject property has the following potential Unified Development Code violations:

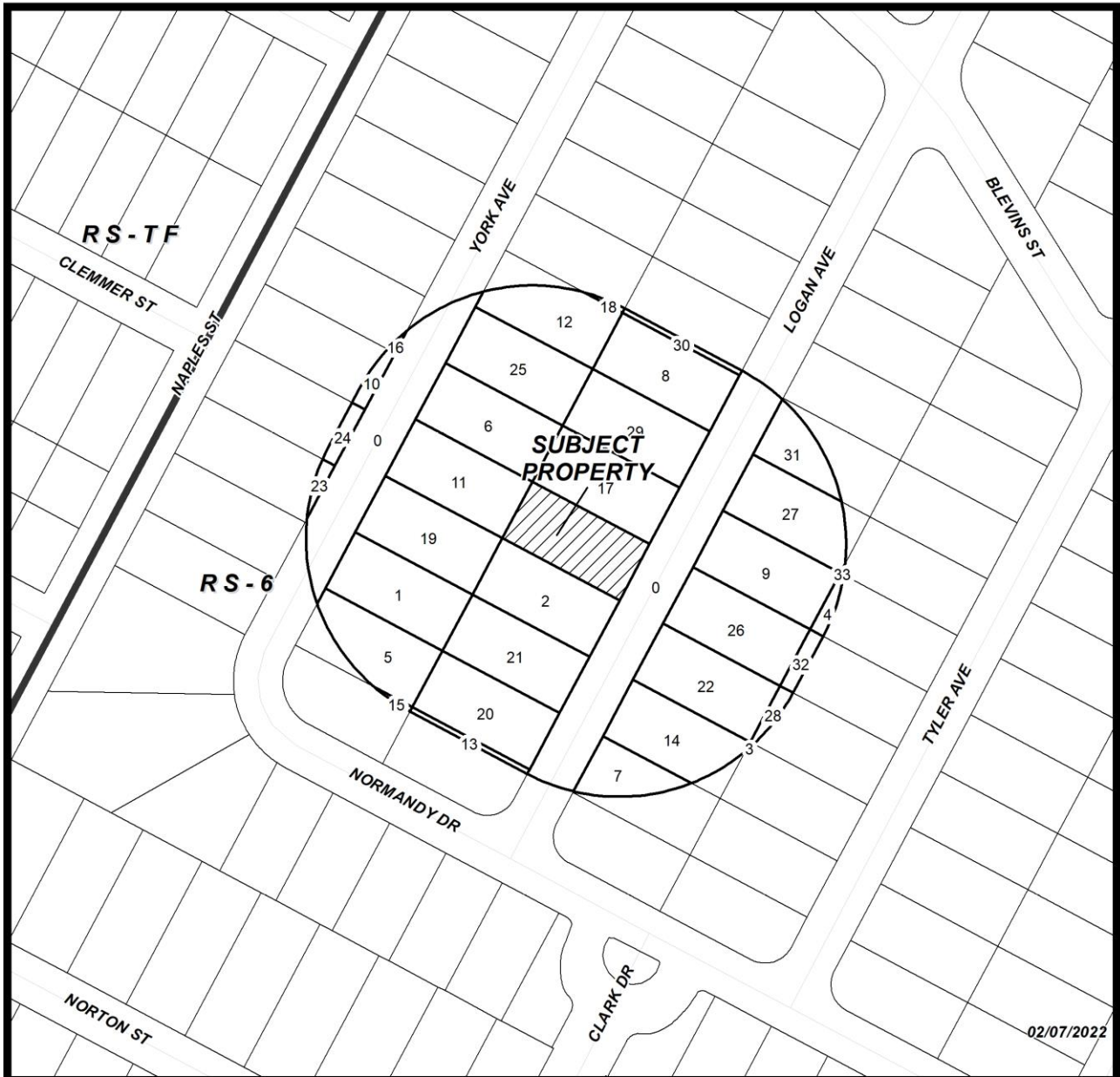
- Principal structure yard requirement – 5-foot side yard. The current structure (built approximately in 2002) encroaches into the side yard setback and abuts the property line. Staff is recommending the applicant apply for a variance with the Zoning Board of Adjustment.

Planning Commission and Staff Recommendation (February 23, 2022): Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District.

| Public Notification | |
|---|---|
| Number of Notices Mailed – 30 within 200-foot notification area. 5 outside notification area | |
| <u>As of March 10, 2022:</u> | |
| In Favor | – 0 inside notification area – 0 outside notification area |
| In Opposition | – 3 inside notification area – 0 outside notification area |
| Totaling 12.42% of the land within the 200-foot notification area in opposition. | |
| Public Hearing Schedule | |
| Planning Commission Hearing Date: February 23, 2022 | |
| City Council 1st Reading/Public Hearing Date: April 12, 2022 | |
| City Council 2nd Reading Date: April 19, 2022 | |

Attachments:

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



CASE: 0222-04
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



LOCATION MAP

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. *Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les solicita que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.*

If you wish to request an interpreter be present during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. *Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.*

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0222-04**

Exclusive Housing, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family District 6** to the **"RS-TF" Two-Family District, resulting in a change to the Future Land Use Map. The proposed change of zoning is to allow for a duplex.** The property to be rezoned is described as:

A property located at or near 1333 Logan and described as Arcadia, Block 10, Lot 19, located along the west side of Logan Street, north of Normandy Drive, east of Tyler Avenue, west of York Avenue.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, February 23, 2022**, during one of the Planning Commission's regular meetings, which begins at **6:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Sandra Torres
Address: 1337 Logan Ave. City/State: Corpus Christi, TX
() IN FAVOR IN OPPOSITION Phone: 361-480-2158 78415
REASON:

Sandra Torres
Signature

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Printed Name: Margarita Renteria

Address: 1338 Logan Ave. City/State: Corpus Christi, Tex.

() IN FAVOR IN OPPOSITION Phone: 361-271-6496

REASON:

Margarita Renteria
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 22ZN1005
Property Owner ID: 14

Case No. 0222-04
Case Manager: Andrew Dimas
Email: andrewd@cctexas.com

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Printed Name: Elizabeth J. Grace

Address: 1329 Logan Ave City/State: Corpus Christi, TX

() IN FAVOR (X) IN OPPOSITION Phone: (361) 779-9338

- REASON:
- 1. Infringe on residential privacy
 - 2. disrupt broadband liability
 - 3. Create parking nightmare/noise
 - 4. Infringe on character of neighborhood
 - 5. Owner does not live in area so not invested in day to day disruptions caused by vehicle + human traffic
 - 6. Less than desirable set-up

Elizabeth J. Grace
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 22ZN1005
Property Owner ID: 17

Case No. 0222-04
Case Manager: Andrew Dimas
Email: andrewd@cctexas.com