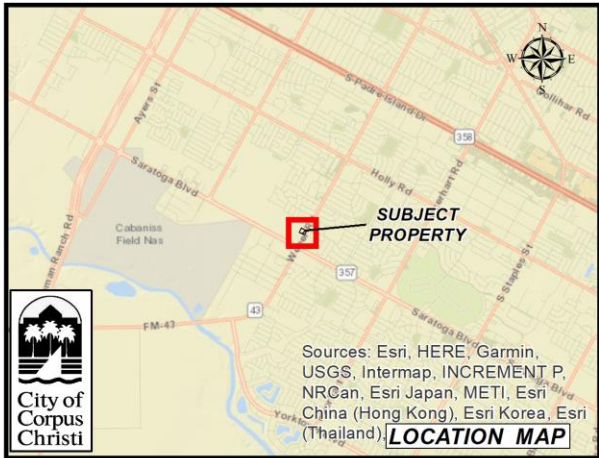


# Zoning Case #0322-04

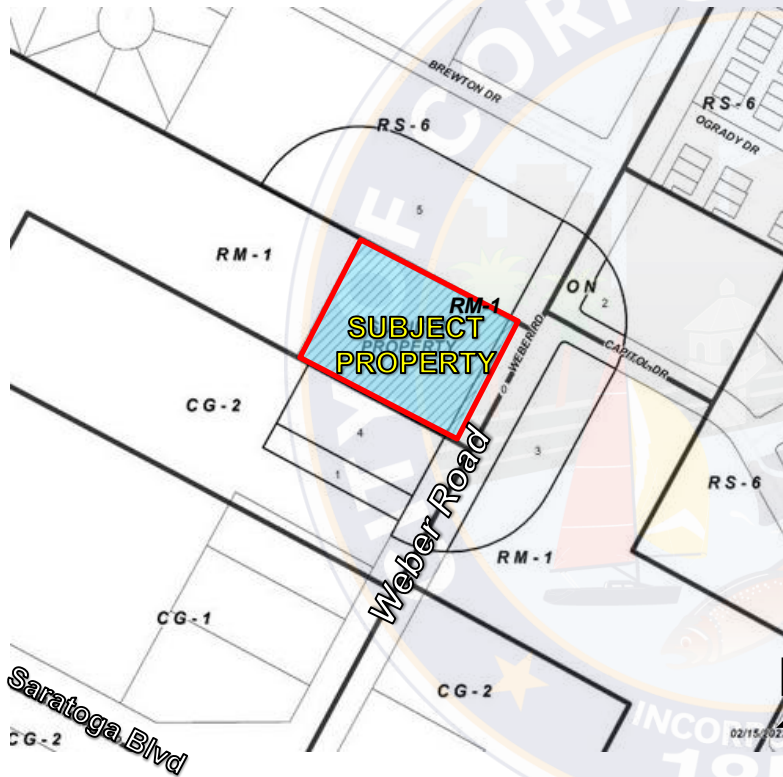
**Corpus Christi Island Villa  
Management Group, LLC & Thomas  
Weber, LLC**

**Rezoning for a property at 3802 Weber Road  
From "RM-1" To "RM-3"  
DISTRICT 3**



City Council  
May 10, 2022

# Zoning and Land Use



## **Proposed Use:**

Multifamily (Affordable Housing)

Background: Proposed development is a 9% Tax Credit project and has received a Letter of Support from City Council.

## **Area Development Plan:**

Southside (Adopted March 17, 2020)

## **Future Land Use Map:**

Commercial

## **Existing Zoning:**

“RM-1” Multifamily District

Not Located in AICUZ

## **Adjacent Land Uses:**

- North: Public Semi-Public
- South: Commercial
- East: Medium Density Residential
- West: Vacant

# Public Notification

5 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

## Notification Area

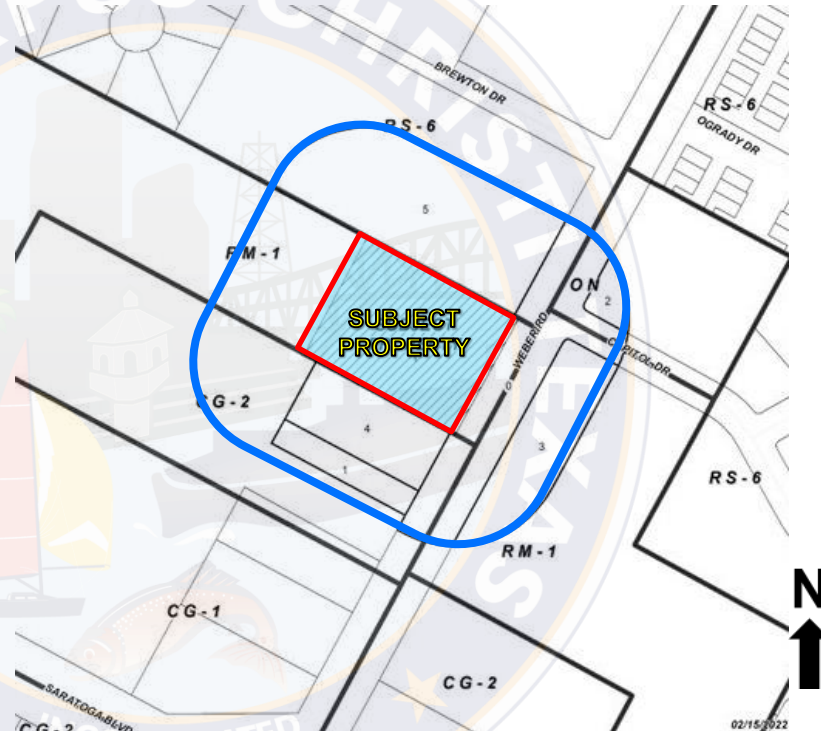
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



In Favor: 0 (0.00%)

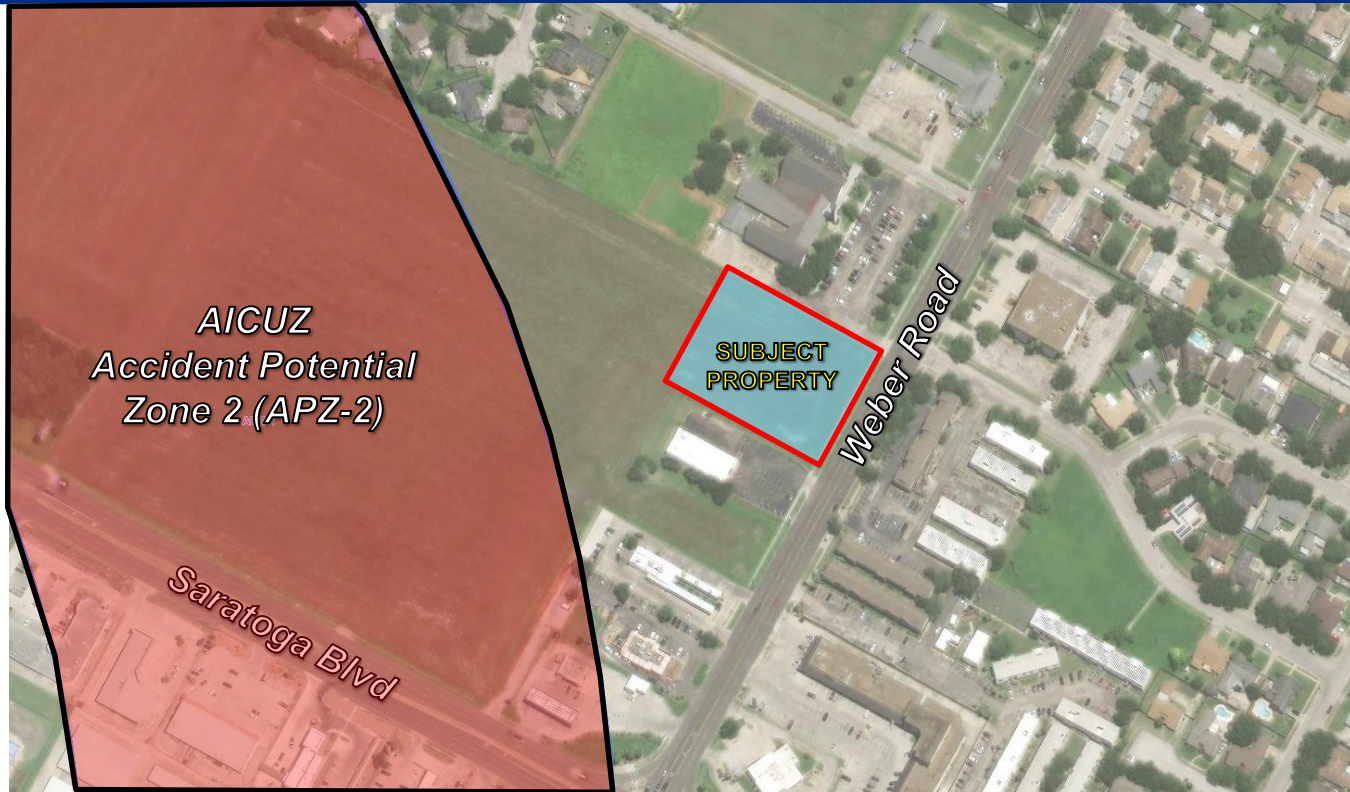


*Notified property owner's land in square feet /  
Total square footage of all property in the  
notification area =  
Percentage of public opposition*





# Air Installation Compatibility Use Zones (AICUZ)



# Staff Analysis and Recommendation

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- Although the proposed zoning is inconsistent with the Future Land Use Map, it is generally consistent with many broader elements of the Comprehensive Plan
- The Future Land Use map proposes commercial uses, however, adjacent property to the west is currently zoned for multifamily uses.
- Multifamily zoning and high-density residential future land uses are identified direct east of the subject property.
- The proposed rezoning supports funding initiatives for affordable housing, providing diversity in housing types.
- The Unified Development Code states that multifamily zoning districts “are used in areas having convenient access to collector and arterial streets, and nearby civic and commercial uses, as well as employment opportunities. The Multifamily zoning districts are appropriate adjacent to nonresidential districts.” The proposed rezoning has direct access to an arterial street and commercial uses and is adjacent to nonresidential zoning.

**PLANNING COMMISSION AND STAFF RECOMMENDATION: Approval of the change of zoning from the “RM-1” Multifamily District to the “RM-3” Multifamily District.**

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