

ZONING REPORT

Case # 0622-03

Applicant & Subject Property			
<p>City Council District: 4 Owner: Amidon Holding LLC Applicant: Jeffrey Amidon Address and Location: 2101 Laguna Shores, located along the east side of Laguna Shores, and south of Lola Johnson Road. Legal Description: Lot 48, Lola Johnson Belk Addition Acreeage of Subject Property: 0.1791 Acre</p>			
Zoning Request			
<p>From: "RS-6" Single-Family 6 District To: "CR-1" Resort Commercial District Purpose of Request: To allow for commercial uses to include short-term rentals.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
North	"RS-6" Single-Family 6	Vacant, Low Density Residential	Water
South	"CR-1" Resort Commercial	Vacant	Water, Low Density Residential
East	"RS-6" Single-Family 6	Vacant	Water, Low Density Residential
West	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
<p>Plat Status: Property is platted. Air Installation Compatibility Use Zone (AICUZ): No. Code Violations: None.</p>			
Transportation and Circulation FOR Laguna Shores Boulevard			
Laguna Shores Boulevard	Designation-Urban Street	Section Proposed	Section Existing
	"P1" Parkway Collector	80' R.O.W.	2 Lanes 34 Feet
Distance to Bicycle Network ³		Bicycle Infrastructure ³	
		Segment Proposed	Segment Existing
Approximately 0.28 miles south of the subject property along Hustlin Hornet Drive		1-Cycle Track (Both Sides)	None
<p>Transit: The Corpus Christi RTA provides transit services via <i>Bus Route 4 Flour Bluff</i> with a bus stop on Hustlin Hornet Drive approximately one mile from the subject property.</p>			

Utilities	
<p>Gas: 2-inch PE gas service line located along Laguna Shores Boulevard. Stormwater: Stormwater ditch along the front property line. Wastewater: 10-inch cast iron wastewater line located along Laguna Shores Boulevard. Water: 12-inch ACP waterline located along Laguna Shores Boulevard.</p>	
Corpus Christi Comprehensive Plan	
<p>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. Area Development Plan (ADP): According to Plan CC the subject property is located within the Flour Bluff Area Development Plan (Adopted July 11, 1995, update currently underway). Future Land Use Map: Medium Density Residential Water Master Plan, Wastewater Master Plan, Stormwater Master Plan: Currently, there are no proposed improvements.</p>	
Public Notification	
Number of Notices Mailed	<ul style="list-style-type: none"> • 20 within a 200-foot notification area • 3 outside 200-foot notification area
In Opposition	<ul style="list-style-type: none"> • 0 inside notification area • 0 outside notification area
In Favor	<ul style="list-style-type: none"> • 0% in opposition within the 200-foot notification area • 1 inside the notification area (1.02%)
Public Hearing Schedule	
<p>Planning Commission Hearing Date: July 13, 2022 City Council 1st Reading/Public Hearing Date: October 11, 2022 City Council 2nd Reading Date: October 18, 2022</p>	

Background: In 2022, the applicant purchased the subject property, a two (2) bedroom, and two (2) bathroom, single-family residential home. Single-family residential homes require two (2) parking spaces. The subject property has six (6) parking spaces. With the passing of the Short-Term Rental ordinance in June, the applicant could apply for a permit without a change of zoning.

Comprehensive Plan Consistency:

Plan CC: The proposed rezoning is generally consistent with the following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design
 - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Encourage orderly growth of residential, commercial, and industrial areas.

- Promote a balanced mix of land uses to accommodate continued growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Housing and Neighborhoods
 - Support the planning, regulatory, and funding initiatives needed to provide a diversity of housing types—rental and ownership, market-rate, and assisted—to meet community needs.
 - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.

Future Land Use Map: The proposed rezoning for commercial uses is not consistent with the Future Land Use Map.

- Medium density residential.

Staff Analysis: “While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). 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 not consistent with the Future Land Use Map, however, is consistent with many broader elements of the Comprehensive Plan.
- The subject property has an existing single-family home, approximately 1800 square feet.
- The “CR” zoning district allows for multifamily.
- Although the structure on the subject property was developed in 2007, currently the zoning does now allow for short-term rentals.¹
- The resort commercial zoning districts are designed to provide commercial activity including tourist and water-oriented uses.
- The adjacent property to the south is zoned “CR-1” – although is currently undeveloped.
- The proposed zoning is compatible with the neighboring zoning districts and fits well within the character of the neighborhood – affording a unique blend of water tourism.

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, staff proposes approval of the change of zoning.

Staff and Planning Recommendation (July 13, 2022): Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CR-1” Resort Commercial District.

¹ Report prepared prior to CC adoption of STR ordinance on June 28, 2022

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA

