

STAFF REPORT

Case No. 1021-05
INFOR No. 21ZN1040

Planning Commission Hearing Date: December 8, 2021

Applicant & Legal Description	Owner: Shekhar Siddappa Raj Applicant: Shekhar Siddappa Raj Location Address: 4716 Ocean Drive Legal Description: Lot 1-A, Block 1, Marsden Place, located along the north side of Ocean Drive, and the north end Airline Road, and along the side of the Corpus Christi Bay.			
Zoning Request	From: "RS-10" Single-Family 10 District To: "RM-1" Multifamily District Area: 0.72 acres Purpose of Request: To allow for additional development options.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-10" Single-Family 10 District	Low Density Residential	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6 District (Corpus Christi Bay)	Water	Water
	<i>South</i>	"RM-AT" Multifamily AT District and "RS-10/PUD" Single-Family 10 District with a Planned Unit Development	High and Low Density Residential	High and Medium Density Residential
	<i>East</i>	"RS-10" Single-Family 10 District	Vacant	Medium Density Residential
	<i>West</i>	"RM-AT" Multifamily AT District	High Density Residential	High Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RM-1" Multifamily District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. City Council District: 4 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 150 feet of street frontage along Ocean Drive which is designated as a "A2" Secondary Arterial Street. According to the Urban Transportation Plan, "A2" Secondary Arterial Streets can convey a capacity between 20,000 to 30,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Ocean Drive	"A2" Secondary Arterial	100' ROW 54' paved	100' ROW 77' paved	11,772 ADT (2014)

Staff Summary:

Development Plan: The subject property is 0.72 acres in size. The applicant previously proposed a single-family home but due to the development of the condominiums adjacent to the property, the owner is seeking additional development options.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-10" Single-Family 10 District. The site currently consists of a vacant property and was annexed in 1944. To the north is Corpus Christi Bay. To the south, across Ocean Drive, is single-family subdivision (4700 Ocean Drive; 1987) zoned "RS-10/PUD" Single-Family 10 District with a Planned Unit Development and an apartment complex (The Villas of Ocean Drive) zoned "RM-AT" Multifamily AT District. To the east is a single-family subdivision (Marsden Place; 2004) zoned "RS-10" Single-Family 10 District. To the west is a multifamily complex (Alexa Apartments) zoned "RM-AT" Multifamily AT District.

AICUZ: The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is platted.

Utilities:

Water: 6-inch ACP line located along Ocean Drive.

Wastewater: 8-inch VCP line located along Ocean Drive.

Gas: 4-inch Service Line located along Ocean Drive.

Storm Water: 18-inch line located along Ocean Drive.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RM-1" Multifamily District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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 (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower density residential area. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- The subject property is located at a major intersection (Ocean Drive and Airline Road). Adjacent properties consist of similar intensity of zoning and are proposed to have high density residential uses. Any future multifamily development will be required to install buffer yards and will have height and lighting restrictions.
- The Planning Commission tabled the rezoning case at the October 27th meeting for discussion with residents. The applicant has requested to amend their application to the “RM-1” Multifamily District.
- The maximum density of the “RM-1” District is 22 dwelling units per acre. Based on the size of the subject property this would equate to approximately 15 dwelling units.

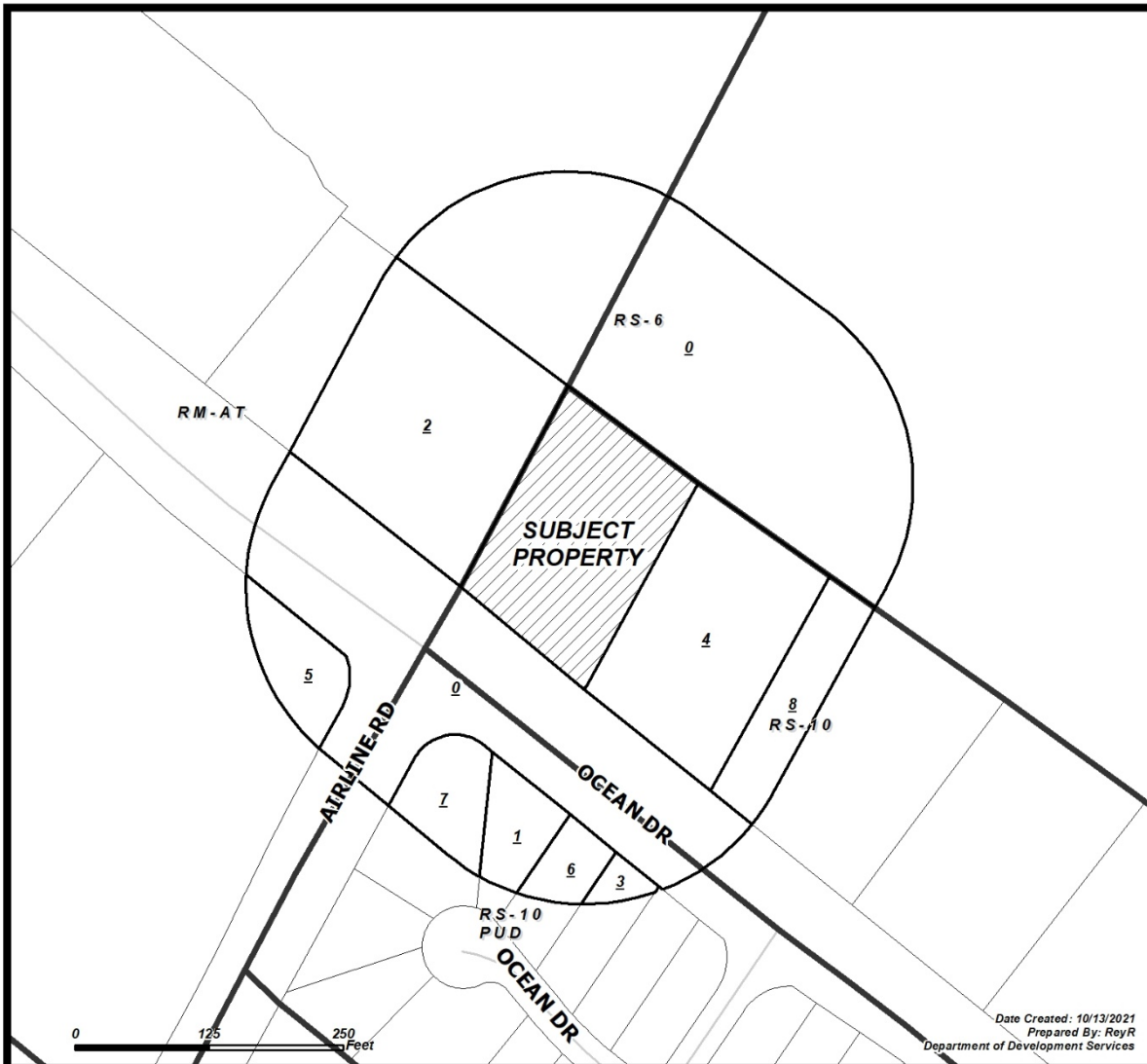
Staff Recommendation:

Approval of the change of zoning from the “RS-10” Single-Family 10 District to the “RM-1” Multifamily District.

Public Notification	Number of Notices Mailed – 8 within 200-foot notification area. 2 outside notification area
	<u>As of October 27, 2021:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 7 inside notification area – 11 outside notification area
	Totaling 39.33% of the land within the 200-foot notification area in opposition. *Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

Attachments:

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



Case # 1021-05 ZONING & 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



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.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 1021-05**

Shekar Siddappa Raj has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-10" Single-Family 10 District to the "RM-AT" Multifamily AT, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 4716 Ocean Drive and described as Lot 1-A, Block 1, Marsdon Place, located along the north side of Ocean Drive, and the north end Airline Road, and along the side of the Corpus Christi Bay.

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, October 27, 2021, during one of the Planning Commission's regular meetings, which begins at 5:30 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.

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Printed Name Charlie Nicholas

Address 865 N. Caven Ave.

City/State: Lewisville, TX 75057

() IN FAVOR ☒ IN OPPOSITION

Phone: 469-899-8000

REASON:

Damage to our property's value & all the recent infrastructure that we just put in. Also, the site is too small to support this type of use.



Signature

SEE MAP ON REVERSE SIDE
INFOR Case No. 21ZN1040
Property Owner ID: 2

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: Mohammed Moghli Zeba LLC

Address: 2921 Ocean Dr City/State: O.C. Tx 78463

() IN FAVOR (X) IN OPPOSITION
REASON:

Phone: 361-232-3614

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1040
Property Owner ID: 4

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: ROBERT / Kymbelay Oshman
Address: 4728 Ocean Drive City/State: Corpus Christi, Tx
() IN FAVOR ☒ IN OPPOSITION Phone: 361-853 3355

REASON: Our forefathers planned Ocean Drive to accommodate individual homes, condominiums, apartment complexes. Don't destroy the beauty of our true asset - Ocean Drive - with High-Rise Apartments / condos, etc - another Miami Beach, Honolulu, etc. Keep our beautiful asset so All can appreciate.
Dr. Robert Oshman
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1040
Property Owner ID: 6

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: Derrest Williams
Address: 4845 Ocean Dr City/State: Corpus Christi TX
Phone: 361-906-0988
() IN FAVOR (X) IN OPPOSITION
REASON:

Derrest Williams by Jo Lynn Segle POA
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No: 21ZN1040
Property Owner ID: 6

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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CITY PLANNING COMMISSION PUBLIC HEARING NOTICE Rezoning Case No. 1021-05

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Printed Name: David Burk Strong + Linda S Strong
Address: 4843 Ocean Drive City/State: Corpus Christi, Texas
Phone: 361-991-9292

() IN FAVOR ☒ IN OPPOSITION
REASON:

Increased Noise and Traffic congestion.
Will make intersection at Airline/Ocean Drive
less safe

David Burk Strong Linda Strong
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1040
Property Owner ID: 6

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: William E. Owen Lot 2
Address: 4839 Ocean Dr City/State: Corpus Christi, TX.

() IN FAVOR (✓) IN OPPOSITION Phone: (310) 728-5441

REASON: Increase in traffic congestion at intersection of Ocean Dr. and Airline. It would also change the character of the area from low/medium population density to high density. The increase in traffic would also increase our noise level. The proposed change goes against the logic & wisdom of the current, longstanding Zoning ordinance.

W. E. Owen, Jr.
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1040
Property Owner ID: 8

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@octexas.com

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Printed Name: Rocky + Dalia Enriquez

Address: 4841 Ocean Drive City/State C.C. Texas

() IN FAVOR (X) IN OPPOSITION Phone: 361 510-9727

REASON: We do not want a multi family building. Would like to keep as residential as originally zoned.

Dalia Enriquez
Signature

SEE MAP ON REVERSE SIDE
INFO Case No.: 21ZN1040
Property Owner ID: 1

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 1021-05**

Shekar Siddappa Raj has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-10" Single-Family 10 District to the "RM-AT" Multifamily AT, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Printed Name: Albert Kessler

Address: 4811 Ocean Dr. City/State: _____

() IN FAVOR ☒ IN OPPOSITION Phone: 361-814-7200 XT. 11

REASON:

- 1.) TOO MUCH TRAFFIC FOR THE INTERSECTION
- 2.) EGRESS + INGRESS IS TOO CLOSE TO LIGHT INTERSECTION
- 3.) WILL OBSTRUCT Bay View FROM TAXPAYERS HOME AREAS

Albert Kessler
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1040
Property Owner ID: «FID»

Case No. 1021-05
Project Manager: Andrew Dimas
Email: Andrew02@octexas.com

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Printed Name: Rocky + Dalia Enriquez

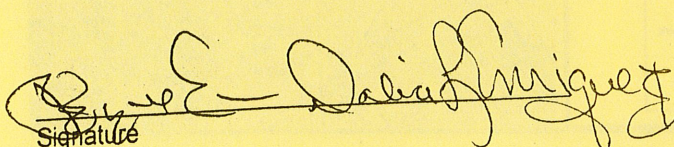
Address: 4841 Ocean Drive

City/State: CC, TX

Phone: 361 510-9727

() IN FAVOR
REASON:

(X) IN OPPOSITION


Signature

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Printed Name: Rose Wendel

Address: 4833 Ocean Drive

City/State: C.C., Tx

Phone: 361-853-6060

() IN FAVOR
REASON:

☒ IN OPPOSITION

Signature Rose Wendel

SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1040
Property Owner ID: 6

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: PHYLLIS ROSEMAN

Address: 4835 Ocean Dr.

City/State: Corpus Christi TX

Phone: 214 202 1491

() IN FAVOR
REASON:

(☒) IN OPPOSITION

Signature Phyllis Roseman

SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1040
Property Owner ID: 6

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: Duane Herbst

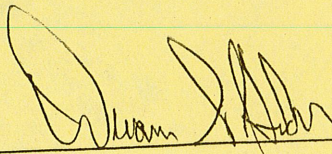
Address: 4809 Ocean Dr.

City/State: Corpus Christi, TX

Phone: 361-215-9006

() IN FAVOR
REASON:

☒ IN OPPOSITION


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1040
Property Owner ID: 6

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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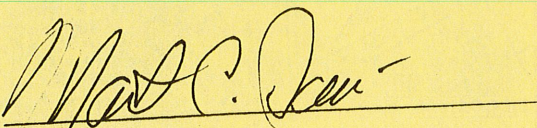
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Printed Name: Martin C. Davis

Address: 4829 Ocean Drive City/State: Corpus Christi, TX

Phone: 361-946-0233

() IN FAVOR (X) IN OPPOSITION
REASON:


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1040
Property Owner ID: 6

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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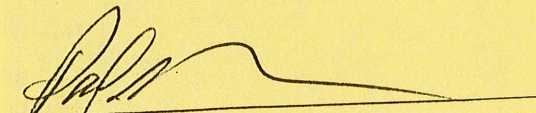
Printed Name: PAUL & CAROLINE SHANDON

Address: 4827 OCEAN DR

City/State: CC TX 78412

Phone: 986 5840

() IN FAVOR ☒ IN OPPOSITION
REASON:


Signature

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Printed Name:

Jubon Alberto Sanchez & Doretha L. Vell

Address:

4849 Ocean Dr

City/State:

Corpus Christi, TX 78411

() IN FAVOR
REASON:

☒ IN OPPOSITION

Phone:

361-774-0850

361-877-7177

We are against changing the zone guidelines that exist since 1940's. Additional apartments can create more chaos in already busy street ultimately decrease value of our homes.

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1040
Property Owner ID: 6

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: Michelle & Isabel Angel Lozano
Address: 4823 Ocean Drive City/State: Corpus Christi, TX
Phone: 956-355-5845

() IN FAVOR (X) IN OPPOSITION
REASON:

We purchased our home March 2021 in this community specifically due to current zoning of single family dwellings from Airline to Ennis. My opposition lies due to additional traffic to one of the busiest intersections in town. Subsequently decreasing my safety and property value. I strongly oppose to this change. *mes*

Michelle C. Byrne
Signature

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CITY PLANNING COMMISSION PUBLIC HEARING NOTICE Rezoning Case No. 1021-05

Shekar Siddappa Raj has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-10" Single-Family 10 District to the "RM-AT" Multifamily AT, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 4716 Ocean Drive and described as Lot 1-A, Block 1, Marsdon Place, located along the north side of Ocean Drive, and the north end Airline Road, and along the side of the Corpus Christi Bay.

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, October 27, 2021, during one of the Planning Commission's regular meetings, which begins at 5:30 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: Michael Hiett / Marian Sussman

Address: 4819 Ocean Dr City/State: Corpus Christi TX

Phone: 361 244-8150

() IN FAVOR ☒ IN OPPOSITION
REASON:

The Lot is NOT large enough for Multi Family. IT will also set a Precedent for future zoning Request on The Single Family lots on This side of Airline.

Michael Hiett / Marian Sussman
Signature

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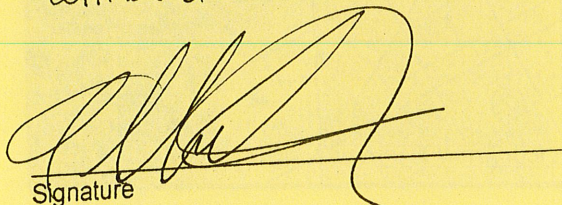
Printed Name: Albert AND Paula Kessler

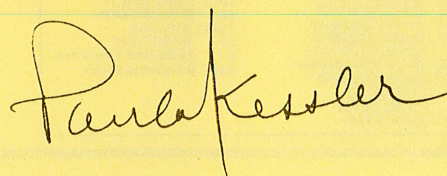
Address: 4811 OCEAN DR City/State: CC TX 78412

Phone: 361-533-0161

() IN FAVOR (X) IN OPPOSITION
REASON:

To much traffic AND will make traffic unsafe, our view OF the Bay will be Blocked


Signature


Paula Kessler

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Printed Name: HERVE GENTILE

Address: 4821 OCEAN DR &

City/State: CORPUS CHRISTI / TX

Phone: (361) 881-9999

() IN FAVOR (X) IN OPPOSITION
REASON:

TRAFFIC INCREASE NOT ACCEPTABLE
SAFETY ISSUES ARE A MAJOR CONCERN
SEE MAJOR RE-EVALUATION OF MY PROPERTY

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 21ZN1040
Property Owner ID: 6

Case No. 1021-05
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com