

# ZONING REPORT

Case # 0522-02

Applicant & Subject Property			
<b>City Council District:</b> 1 <b>Owner:</b> City of Corpus Christi <b>Applicant:</b> City of Corpus Christi <b>Address and Location:</b> 1525 Morgan Avenue and 1411 12 <sup>th</sup> Street, located along the south side of Morgan Avenue, east of South Brownlee Boulevard, and west of 12 <sup>th</sup> Street. <b>Legal Description:</b> Portions of lots 21 through 29, lots 33 through 44, Block 1001, Bay Terrace 2. <b>Acreage of Subject Property:</b> 1.3 acres			
Zoning Request			
<b>From:</b> "CG-2" General Commercial District and "RS-TF" Two-Family District <b>To:</b> "CN-1" Neighborhood Commercial District <b>Purpose of Request:</b> To allow for a Public/Civic Use (the construction of a new fire station).			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"CG-2" General Commercial, and "RS-TF" Two-Family	Vacant	Government
North	"CG-2" General Commercial, "ON" Neighborhood Office, and "RS-TF" Two Family	Commercial, Low Density Residential, and Vacant	Medium Density Residential, Mixed Use
South	"CN-1" Neighborhood Commercial, and "RS-TF" Two-Family	Low Density Residential, Medium Density Residential, and Vacant	Medium Density Residential, High Density Residential, and Mixed Use
East	"RM-3" Multifamily, and "ON" Neighborhood Office	Public/Semi-Public, Low Density Residential, Medium Density Residential, and Commercial	Medium Density Residential, Mixed Use
West	"RS-6" Single-Family 6, "ON" Neighborhood Office, "CG-2" and General Commercial	Low Density Residential, Professional Office, and Commercial	Medium Density Residential, and Commercial
<b>Plat Status:</b> Property is platted. <b>Air Installation Compatibility Use Zone (AICUZ):</b> No. <b>Code Violations:</b> None.			
Transportation and Circulation FOR Morgan Avenue, South Brownlee Street, and 12 <sup>th</sup> Street			
Morgan Avenue	Designation-Urban Street	Section Proposed	Section Existing
	"A1" Minor Arterial	95' R.O.W.	4 Lanes, 60 Feet

<b>S. Brownlee Blvd</b>	<b>Designation-Urban Street</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	"C1" Minor Collector	60' R.O.W.	2 Lanes, 70 Feet
<b>12<sup>th</sup> Street</b>	<b>Designation-Urban Street</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	Local Residential	60' R.O.W.	2 Lanes, 70 Feet
<b>Distance to Bicycle Network<sup>3</sup></b>		<b>Bicycle Infrastructure<sup>3</sup></b>	
		<b>Segment Proposed</b>	<b>Segment Existing</b>
Approximately 0.23 mile east of the subject property, along Alameda Street		1-Cycle Track (Both Sides)	None
Approximately 0.43 miles west of the subject property, along Alameda Street		Buffered Bike Lane	None
<p><b>Transit:</b> The Corpus Christi RTA provides transit services via <i>Bus Route 17 Carroll/Southside</i> with a bus stop immediately north of Morgan Avenue along the west side of S. Brownlee Boulevard, and another immediately south of Morgan Avenue along the east side of S. Brownlee Boulevard toward the Staples Street Station. Both stops are also serviced by the <i>Route 5 Alameda</i> bus.</p> <p>Transit services are also offered via <i>Bus Route 23 Molina</i> with a bus stop immediately west on 10<sup>th</sup> street, along the south side of Morgan Avenue to the Staples Street Station, and another stop west of Prescott Street along the north side of Morgan Avenue with West Point Road as the destination.</p>			
<b>Utilities</b>			
<p><b>Gas:</b> 2-inch WS gas service line located along 12<sup>th</sup> street and portion of Morgan Avenue.</p> <p><b>Stormwater:</b> 54-inch RCP storm pipe located along the Morgan Avenue frontage.</p> <p><b>Wastewater:</b> 27-inch Clay wastewater line located along the 12<sup>th</sup> Street frontage, and an 8" HDPE onsite.</p> <p><b>Water:</b> 12-inch ACP waterline located along the S. Brownlee Blvd frontage, and 10-inch ACP water line located along the Morgan Avenue and 12<sup>th</sup> Street frontage.</p>			
<b>Corpus Christi Comprehensive Plan</b>			
<p><b>Plan CC:</b> 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.</p> <p><b>Area Development Plan (ADP):</b> According to Plan CC the subject property is located within the Southeast Area Development Plan (Adopted July 11, 1995, update currently underway).</p> <p><b>Future Land Use Map:</b> Government</p> <p><b>Water Master Plan, Wastewater Master Plan, Stormwater Master Plan:</b> Currently, there are no proposed improvements.</p>			

Public Notification	
Number of Notices Mailed	–40 within 200-foot notification area –2 outside 200-foot notification area
In Opposition	– 0 inside notification area – 0 inside notification area 0% in opposition within the 200-foot notification area
Public Hearing Schedule	
<b>Planning Commission Hearing Date:</b> June 29, 2022 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> August 16, 2022 <b>City Council 2<sup>nd</sup> Reading Date:</b> August 23, 2022	

**Comprehensive Plan Consistency:**

**Plan CC:** The proposed rezoning consistent with 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.
- Housing and Neighborhoods
  - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.

**Future Land Use Map:** The proposed rezoning is consistent with the Future Land Use Map.

- Government

**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 of the rezoning request and conducted research into the properties 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 comprehensive plan. As a result of the above analysis staff notes the following:

- The proposed rezoning is consistent with the Future Land Use Map and consistent with many broader elements of the with the Comprehensive Plan.
- The proposed rezoning has direct access to an arterial street and commercial uses and is adjacent to nonresidential zoning.
- The proposed Fire Station is a replacement for the aging Fire Station #3 which was constructed in 1954 and is located adjacent to the subject property.

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 Recommendation (June 29, 2022):** Approval of the change of zoning from the “CG-2” General Commercial District and “RS-TF” Two-Family District to the “CN-1” Neighborhood Commercial District.

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)

## ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



### CASE: 0522-02

#### 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 in opposition  
4 Owners within 200' listed on attached ownership table

