

Zoning Case 0123-03



Margo Moore Nonexemption Protection Trust DISTRICT 4

Rezoning for a property at
7901 South Padre Island Drive
From “RS-4.5” & “RS-6” to “RM-1”



Planning Commission
January 25, 2023

Zoning and Land Use



Proposed Use:

To allow for an apartment community.

Area Development Plan:

Southside (Adopted March 17, 2020)

Future Land Use Map:

High-Density Residential

Existing Zoning District:

"RS-4.5" Single-Family 4.5, "RS-6" Single-Family 6

Adjacent Land Uses:

- North: Vacant, Medium-Density Residential (Zoned: RM-3, CN)
- South: Vacant, Agricultural (Zoned: RS-4.5)
- East: Vacant, Water, Park, Agricultural (Zoned: FR)
- West: Agricultural (Zoned: RS-4.5)

Public Notification

4 Notices mailed inside 200' buffer
3 Notice(s) mailed outside 200' buffer

Notification Area



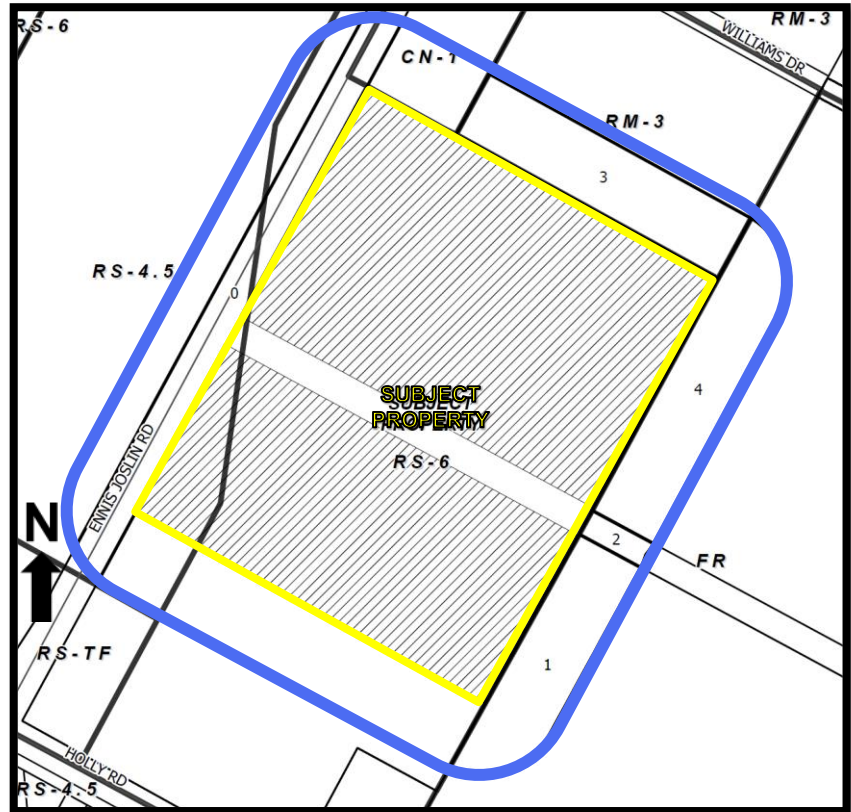
Opposed: 0 (0%)
Separate Opposed Owners: 1



In Favor: 0 (0.00%)



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



Staff Analysis And Recommendation

- The proposed rezoning is consistent with the Future Land Use Map (2021) which recommends high-density residential uses. High-density residential uses include those that are more than 13 dwelling units per acre.
- The proposed rezoning helps to meet the housing initiatives in PLANCC including providing quality housing that meets the diverse needs of households at all income levels and all stages of the life cycle.
- High-density residential uses along the Ennis-Joslin corridor will increase much-needed housing opportunities for Texas A & M Corpus Christi.
- The proposed rezoning is consistent with transportation and mobility initiatives in PLANCC including support for the development of mode-choice corridors and increasing ridership opportunities with the Corpus Christi Regional Transportation Authority to reduce single-occupancy vehicle use.
- The proposed use is in keeping with the character of the neighborhood and compatible with adjacent land uses.

STAFF RECOMMENDATION: Approval of the rezoning request from the “RS-4.5” Single-Family 4.5 District and the “RS” Single-Family 6 District to the “RM-1” Multifamily District.