

STAFF REPORT

Case No. 0718-02
INFOR No. 18ZN1013

Planning Commission Hearing Date: July 11, 2018

Applicant & Legal Description	Owner: Augusta Embassy House, LLC. Applicant: Saldana Consulting Location Address: 4502 Corona Drive Legal Description: Being 4.96 acres out of Lot 1A, Block 3, Marks Tract, located on the south side of Corona Drive, east of Flynn Parkway, and west of Everhart Road.			
Zoning Request	From: "RS-TF" Two-Family District To: "RM-3" Multifamily 3 District Area: 4.96 acres Purpose of Request: To allow for the consistency of zoning classifications.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-TF" Two-Family	Medium Density Residential	High Density Residential
	<i>North</i>	"RM-3" Multifamily 3	Medium Density Residential	High Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>East</i>	"CG-2" General Commercial	Professional Office	Commercial
	<i>West</i>	"RS-TF/SP" Two-Family with a Special Permit	Professional Office	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for high density residential uses. The proposed rezoning to the "RM-3" Multifamily 3 District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 044036 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property and associated apartment complex (Embassy House Apartments) has approximately 519 feet of street frontage along Corona Drive which is designated as a "C3" Primary Collector Street. According to the Urban Transportation Plan, "C3" Primary Collector Streets can convey a capacity between 4,000 to 8,500 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Corona Drive	"C3" Primary Collector Street	75' ROW 50' paved	60' ROW 35' paved	6,552 ADT (2015)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-TF" Two-Family District to the "RM-3" Multifamily 3 District for the consistency of zoning classifications.

Development Plan: The subject property is 4.96 acres in size. The complex currently has an "RM-3" Multifamily 3 District designation on the front half of the property and an "RS-TF" Two-Family District designation on the rear half. The existing "RS-TF" District does not allow multifamily apartment uses. Therefore, the existing apartments are nonconforming which has created issues with mortgage companies. There are no plans to build any additional units to the existing apartment complex.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-TF" Two-Family District and consists of an existing apartment complex (Embassy House Apartments). The Embassy House Apartment complex was built in 1980 and is comprised of 176 apartment units within 29 two story buildings. The subject property was zoned "R-2" Multiple Dwelling ("RS-TF" Two-Family) District as defined by the former Corpus Christi Zoning Ordinance in 1972. The former Zoning Ordinance allowed up to 10 dwelling units per acre by-right in the "R-2" Multiple Dwelling District. To the north is the other portion of the apartment complex already zoned "RM-3" Multifamily 3 District. Additionally, there are sever properties zoned "CG-2" General Commercial across Corona Drive and consist of retail, office, and restaurant uses. To the south are single-family residences (Stonegate North #2 Subdivision) zoned "RS-6" Single-Family 6 District. The single-family homes were built in the early 1970s. To the east are properties zoned "CG-2" General Commercial and consists of the YWCA and a business park (Plaza Business Park II & III). To the west is a large professional office building (4444 Corona Building) zoned in 1979 as "RM-3/SP" Multifamily 3 District with a Special Permit and "RS-TF" Two-Family District with a Special Permit. The Special Permit (Ordinance # 015052) allowed for the professional office building to be constructed.

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.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "RM-3" Multifamily 3 District is consistent with the adopted Comprehensive Plan (Plan CC) and the following policies:

- 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)

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC).
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The subject property was zoned “R-2” Multiple Dwelling (“RS-TF” Two-Family) District as defined by the former Corpus Christi Zoning Ordinance in 1972. The former Zoning Ordinance allowed up to 10 dwelling units per acre by-right in the “R-2” Multiple Dwelling District. There are no plans to build any additional units to the existing apartment complex.
- The existing apartments closest to the single-family residences are in compliant with required 2:1 setback requirement.
- Due to the adjacency to properties zoned “RS-6” Single-Family 6 District, a Type A buffer yard will be required along the southern property line. Type A buffer yards consist of a 5 point requirement as per the Unified Development Code (UDC). There is currently an adequate solid screening fence along the rear property line.

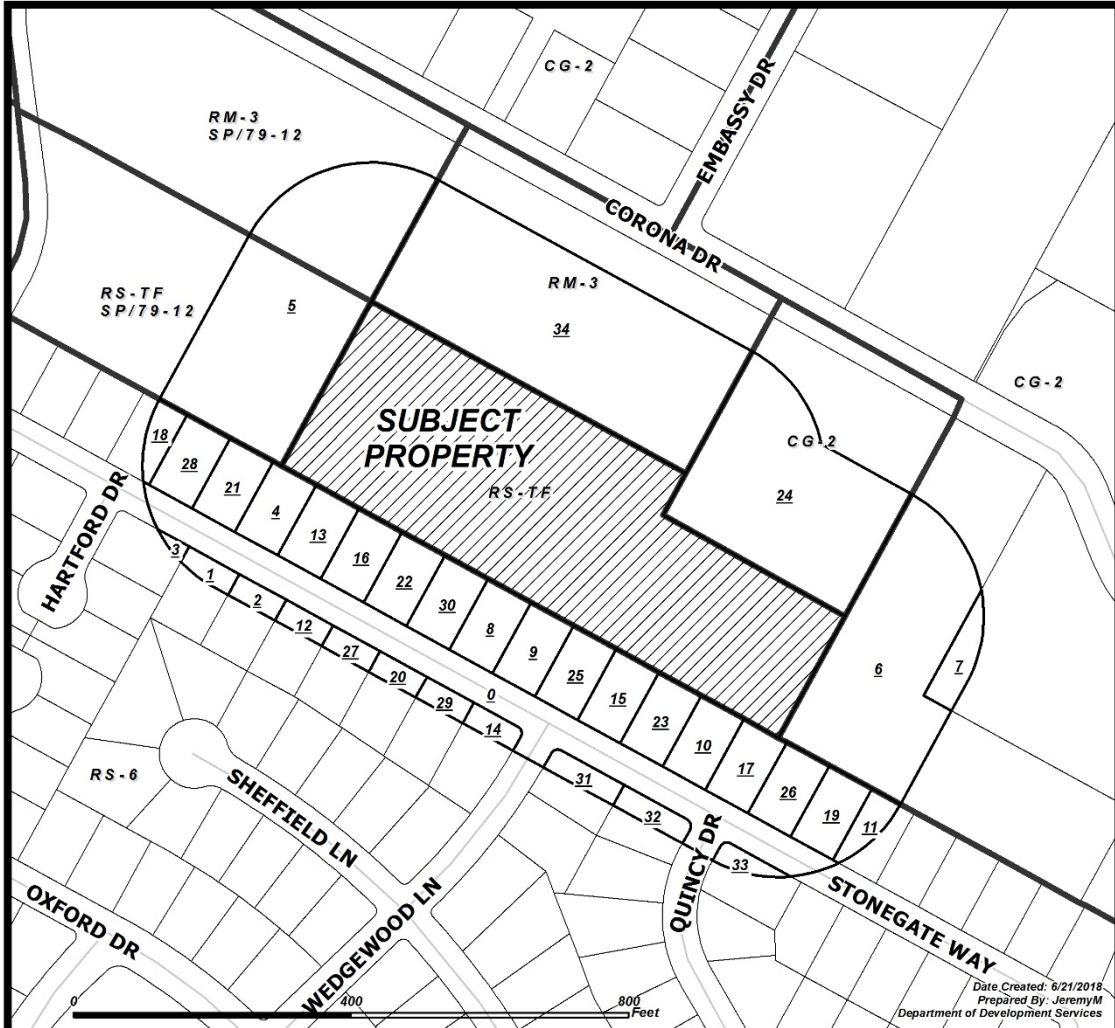
Staff Recommendation:

Approval of the change of zoning from the “RS-TF” Two-Family District to the “RM-3” Multifamily 3 District.

Public Notification	Number of Notices Mailed – 34 within 200-foot notification area 5 outside notification area	
	<u>As of July 6, 2018:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 0.00% of the land within the 200-foot notification area in opposition.	

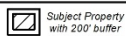
Attachments:

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



CASE: 0718-02
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	



4 Owners within 200' listed on attached ownership table



X Owners in opposition

