

PLANNING COMMISSION FINAL REPORT

Case No. 0718-01

INFOR No. 18ZN1009

Planning Commission Hearing Date: July 11, 2018

Applicant & Legal Description	Owner: Siempre Mas Applicant: James M. Jones Location Address: 2407 Mary Street Legal Description: Lots 7-10, Block 11, Patrick Webb, located on the north side of Mary Street, east of South Port Avenue, and west of 19th Street.			
Zoning Request	From: "RS-6" Single-Family 6 District To: "RM-1" Multifamily 1 District Area: 0.344 acres Purpose of Request: To allow for the construction of two additional duplexes totaling six units on-site.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	North	"RS-6" Single-Family 6 and "RM-3" Multifamily 3	Low Density Residential	Medium Density Residential
	South	"RS-6" Single-Family 6 and "RM-3" Multifamily 3	Low Density Residential	Medium Density Residential
	East	"RS-6" Single-Family 6 and "RM-3" Multifamily 3	Low Density Residential	Medium Density Residential
	West	"RS-6" Single-Family 6 and "RM-3" Multifamily 3	Low and Medium Density Residential	Medium and High Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RM-1" Multifamily 1 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 047043 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 105 feet of street frontage along Mary Street which is designated as a Local/Residential Street, approximately 152 feet of street frontage along 21 st Street which is designated as a Local/Residential Street, and approximately 152 feet of street frontage along 22 nd Street which is designated as a Local/Residential Street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Mary Street	Local/Residential	50' ROW 28' paved	50' ROW 28' paved	N/A
	21 st Street	Local/Residential	50' ROW 28' paved	60' ROW 28' paved	N/A
	22 nd Street	Local/Residential	50' ROW 28' paved	60' ROW 28' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 to the “RM-1” Multifamily 1 District to allow for the construction of two additional duplexes totaling six units on-site.

Development Plan: The subject property is 0.344 acres in size. The owner is proposing adding two additional duplexes to the site. Currently, there is an existing duplex that has been recently renovated. One of the proposed duplexes will face 21st Street to the east the other duplex will be facing the rear property and 22nd Street.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” single-Family 6 District and consists of an existing duplex. The subject property was zoned “RM-3” Multifamily 3 District in 1947 and was rezoned to “RS-6” Single-Family 6 District in 1980. To the north, south, and east are vacant properties, single-family, and multifamily residences (Patrick Webb Subdivision, Platted 1909) and are zoned “RS-6” Single-Family 6 District and “RM-3” Multifamily 3 District. To the west are vacant properties, single-family, and multifamily residences (Steele Subdivision platted in 1913 and Summit Addition platted in 1925) and zoned “RS-6” Single-Family 6 District and “RM-3” Multifamily 3 District. Across 22nd Street to the west is an existing multifamily complex consisting of 6 duplexes.

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 Westside Area Development Plan (ADP). The proposed rezoning to the “RM-1” Multifamily 1 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map based on 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)

- Promote the stabilization, revitalization and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage the protection and enhancement of residential neighborhoods. (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)

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.
- 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 is located within an older neighborhood and had originally several small homes located upon it until demolition in the early 1990s. The majority of the homes in the neighborhood were built between 1940 and 1970 with a median of 1960 according to the U.S. Census Bureau. There are still existing multifamily uses on Mary Street including a complex of 6 duplexes across 22nd Street from the subject property.
- The subject property was originally zoned “A-2” Apartment House District (RM-3) under the former zoning ordinance and was changed to “R-1B” One-Family Dwelling District (RS-6) in 1980 due to the neighborhood wishing to reduce the amount of fees incurred by the then pavement assessment/street user fee.

Planning Commission and Staff Recommendation (July 11, 2018):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District.

Vote Results:

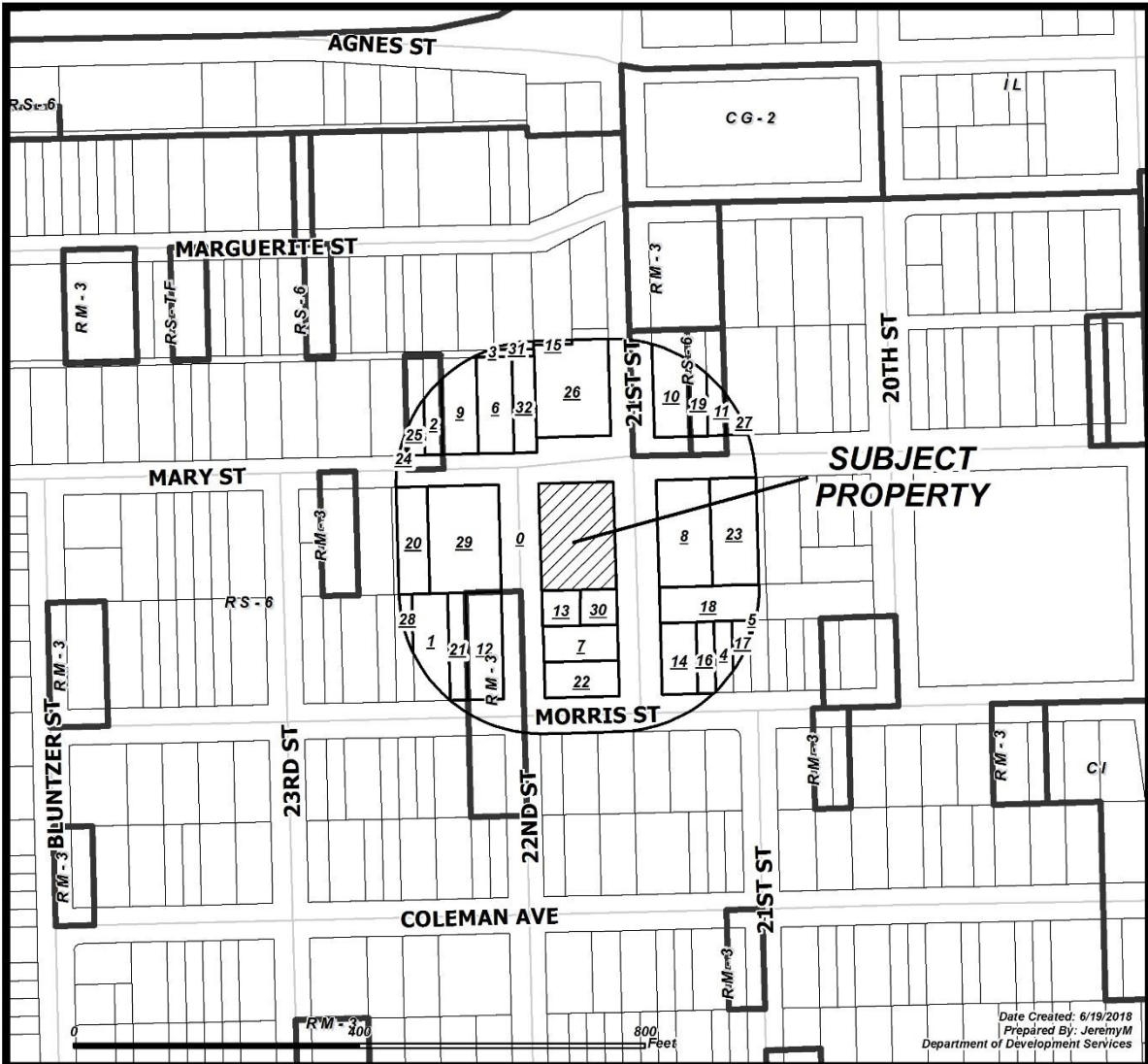
For: 6
Opposed: 0
Absent: 3
Abstained: 0

Public Notification	Number of Notices Mailed – 32 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	– 1 inside notification area – 0 outside notification area
	Totaling 4.94% 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)

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Date Created: 6/19/2018
Prepared By: Jeremy M
Department of Development Services

CASE: 0718-01
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 capacidades que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0718-01**

Siempre Mas has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"RM-1" Multifamily 1 District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

2407 Mary Street and Lots 7 thru 10, Block 11, Patrick Webb, located on the north side of Mary Street, east South Port Avenue, and west of 19th Street.

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 on **Wednesday, July 11, 2018**, 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: Edward Martinez / Dolores Martinez
Address: 2323 Mary St City/State: Corpus Christi Tex
() IN FAVOR (X) IN OPPOSITION Phone: 361-695-3447
361-695-4855
REASON: to many apartments around area. 90% of occupants trashy people low lifes want maintain properties, or drug users and thiefs.
So please don't allow more apartments.
Edward Martinez / Dolores Martinez
Signature
SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1012
Property Owner ID: 8
Case No. 0718-01
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com