

# STAFF REPORT

Case No. 0719-04  
INFOR No. 19ZN1016

**Planning Commission Hearing Date:** July 10, 2019

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Guillermo Munoz <b>Applicant:</b> Guillermo Munoz <b>Location Address:</b> 121 Pueblo Avenue <b>Legal Description:</b> Being 0.1574 acre tract of land, described as Lot 6, Block 8, Meadow Park Addition to the City of Corpus Christi, Nueces County, Texas as shown by map or plat of said addition on file with the County Clerk of Nueces County, Texas located along the west side of Pueblo Avenue and south of Agnes Street.			
<b>Zoning Request</b>	<b>From:</b> "IL" Light Industrial <b>To:</b> "RM-3" Multifamily 3 <b>Area:</b> 0.1574 acres <b>Purpose of Request:</b> To allow for the construction of a new Single-Family Home.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"IL" Light Industrial	Single Family Residential	Medium Density Residential
	<i>North</i>	"IL" Light Industrial	Single Family Residential	Medium Density Residential
	<i>South</i>	"IL" Light Industrial	Vacant	Medium Density Residential
	<i>East</i>	"IL" Light Industrial	Single Family Residential	Medium Density Residential
	<i>West</i>	"IL" Light Industrial	Light Industrial	Light Industrial
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for Medium Density Residential uses to the east and Light Industrial to the west of the property. The proposed rezoning to the "RM-3" Multi Family Residential District is generally consistent with the adopted Comprehensive Plan (Plan CC); but is not consistent with the Future Land Use Map and warrants an amendment to the Map. <b>Map No.:</b> 048043 <b>Zoning Violations:</b> None			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 50 feet of street frontage along Pueblo Avenue which is designated as a local/residential street. According to the Urban Transportation Plan, “C1” Local Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Pueblo Avenue	Local/Residential	50' ROW 28' paved	40' ROW 30' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “IL” Light Industrial District to the “RM-3” Multi Family Residential 3 District to allow for the construction of a new home.

**Development Plan:** The subject property is 0.1574 acres in size. The applicant is proposing a new home. There is an existing 576 sq. ft. single family residential structure on the subject property. The applicant sought assistance for the repairs through the Housing and Community Development Department HUD programs, and met the eligibility requirements for the Demolition/Reconstruction Program. The program consists of the demolition of the existing deteriorated residential structure and the new construction of a single-family residential unit. The new home will be approximately 900 square feet with accessibility features and approximately 13 feet, 6 inches from the sill plate to the highest peak on the roof in height with a front enclosed patio area.

**Existing Land Uses & Zoning:** The subject property is currently zoned “IL” Light Industrial District, with a single-family home situated on the land, (Meadow Park in annexed in 1946). To the north are single-family residences and vacant lots and zoned “IL” Light Industrial District in conjunction with annexation prior to 1960. To the south is a vacant lot zoned “IL” Light Industrial District and followed by “RM –3” Multi-Family Residential District interspersed with single family homes and vacant lots. To the east are single-family residential properties and currently zoned “IL” Light Industrial District (Meadow Park, 1946). To the west is a vacant industrial site behind the subject property zoned “IL” Light Industrial District (prior to 1960).

**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 Pueblo Avenue.

**Wastewater:** 8-inch VCP line located along Pueblo Avenue.

**Gas:** 2-inch Service Line located along Pueblo Avenue.

**Storm Water:** Inlets along Pueblo Avenue

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan and is planned for medium density residential uses (up to 14 units per acre). The proposed rezoning to the “RM-3” Multifamily 3 District is generally consistent with the adopted Comprehensive Plan (Plan CC) but warrants an amendment to the Future Land Use Map to high density residential use (up to 36 units per acre). 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)

**Department Comments:**

- The proposed rezoning is inconsistent with the Future Land Use Map. However, 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 also 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 properties along Agnes were zoned “IL” Light Industrial District with annexation. To the south is an area of single family homes zoned “RM-3” Multifamily Residential 3 District. “RM-3” would be an appropriate zoning district, since it is compatible with this “RM-3” zoning district to the south.
- A Type B Buffer Yard (Redevelopment) will be required along the property lines shared with light Industrial zoned properties to the sides and rear. Type B Buffer Yards consist of 5-feet of buffer space and a 10-point requirement as defined in Section 7.9.6.A of the Unified Development Code (UDC).

**Staff Recommendation:**

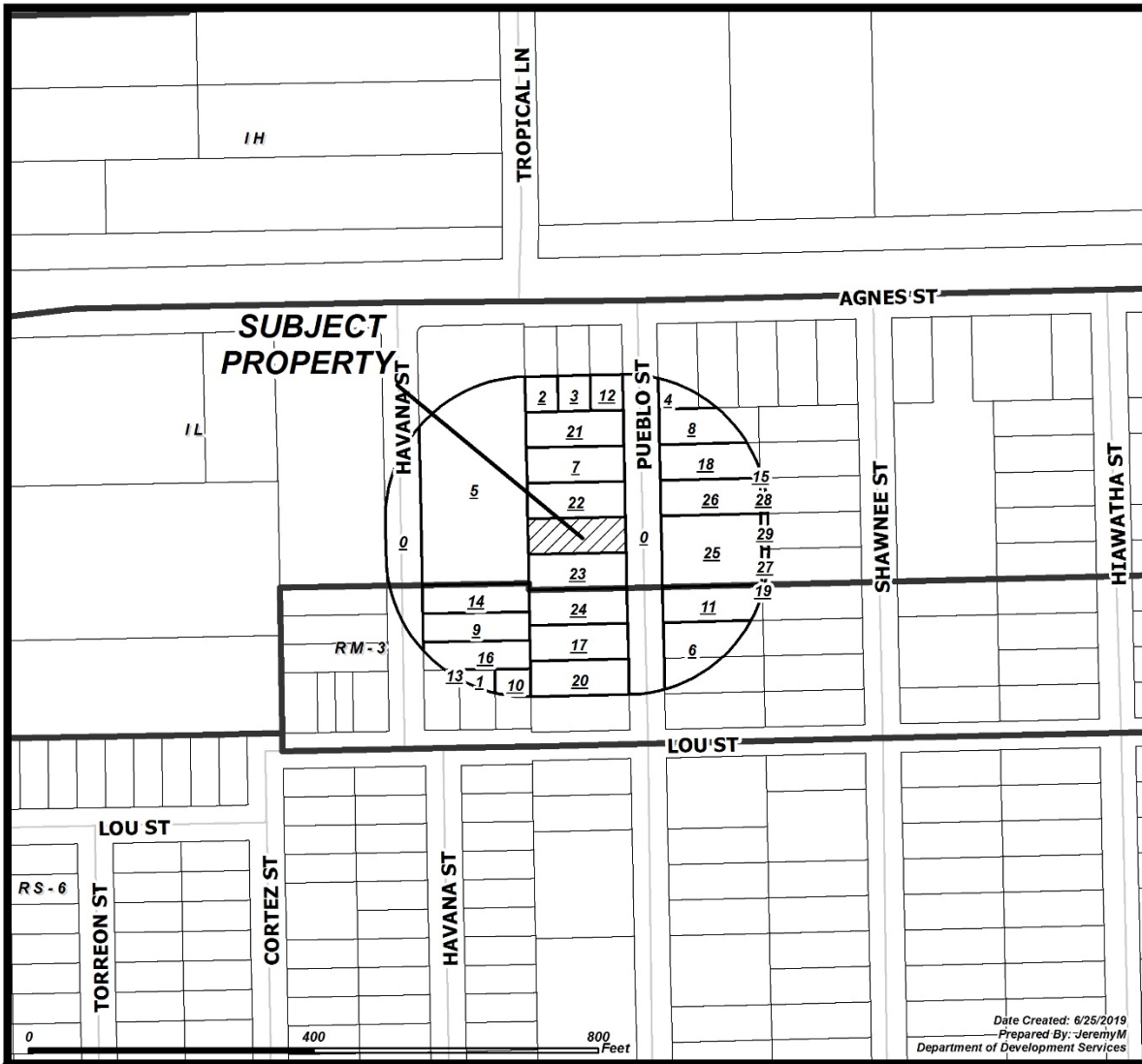
Approval of the change of zoning from the “IL” Light Industrial District to the “RM-3” Multifamily 3 District.

<b>Public Notification</b>	Number of Notices Mailed – 29 within 200-foot notification area 5 outside notification area
	<b><u>As of July 2, 2019:</u></b>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.4% of the land within the 200-foot notification area in favor.

**Attachments:**

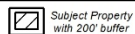
- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

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## CASE: 0719-04 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



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 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. 0719-04**

Guillermo Munoz has petitioned the City of Corpus Christi to consider a change of zoning from the "IL" Light Industrial District to the "RM-3" Multifamily 3 District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

**121 Pueblo Avenue and Lot 6, Block 8, Meadow Park Addition, located along the east side of Pueblo Street, north of Lou Street, and south of Agnes 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 10, 2019**, 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: MARY Pacheco

Address: 3902 Lou

City/State: Corpus Christi

☒ IN FAVOR      ☐ IN OPPOSITION

Phone: 361 944 6854  
6458

REASON:

Mary Pacheco  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1016  
Property Owner ID: 10

Case No. 0719-04  
Senior City Planner: Osei Amo-Mensah  
Email: oseim@cctexas.com