

PLANNING COMMISSION FINAL REPORT

Case No. 12020-02

INFOR No. 20ZN1028

Planning Commission Hearing Date: December 9, 2020

Applicant & Legal Description	Owner: Mario A. Martinez Holdings, LLC Applicant: Mario A. Martinez Holdings, LLC Location Address: 14737, 14733, 14729, and 14725 Running Light Drive Legal Description: Lots 2,3, 4, and 5, Block 3, Padre Island Section E, located along the south side of Running Light Drive and west of Aruba Drive.			
Zoning Request	From: “RS-6/IO” Single-Family 6 District with the Island Overlay To: “RM-AT/IO” Multifamily AT District with the Island Overlay Area: 1.15 Acres Purpose of Request: to allow for the development of condos and townhomes that will be rented.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“RS-6/IO” Single-Family 6 District with Island Overlay	Vacant	Medium Density Single Family Residential
	North	“RS-6” Single-Family 6 District and “RM-AT” Multifamily AT District	Vacant	Medium Density Single Family Residential
	South	“RS-6” Single-Family 6 District	Water	Water
	East	“RS-6” Single-Family 6 District	Vacant	Medium Density Single Family Residential
	West	“RS-TH/IO/PUD” Townhouse District with the Island Overlay and a Planned Unit Development	Medium Density Residential	Medium Density Single Family Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Padre/Mustang Island Area Development Plan and is planned for Medium Density Residential uses. The proposed rezoning to the “RM-AT/IO” Multifamily AT District with the Island Overlay is partially consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 028026 City Council District: 4 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 200 feet of street frontage along Running Light Drive which is designated as a Local street. According to the Urban Transportation Plan, Local Streets can convey a capacity of up to 500 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Running Light Drive	Local Street	50' ROW 28' paved	60' ROW 36' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6/IO” Single-Family 6 District with the Island Overlay to the “RM-AT/IO” Multifamily AT District with the Island Overlay to allow for the construction of condominiums and townhomes.

Development Plan: The subject property is 1.15 acres in size. The applicant has not submitted any specific plans concerning the condominium and townhouse development.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6/IO” Single-Family 6 District with the Island Overlay, consists of vacant land, and has remained undeveloped since annexation in 1989. To the north is a vacant land zoned “RS-6/IO” Single-Family 6 District with the Island Overlay and “RM-AT/IO” Multifamily AT District with the Island Overlay. To the south is a navigation channel. To the east is vacant land zoned “RS-6/IO” Single-Family 6 District with the Island Overlay. To the west is townhouse development/ planned unit development zoned “RS-TH/IO/PUD” Townhouse District with the Island Overlay and a Planned Unit Development.

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: 8-inch ACP line located along Running Light Drive

Wastewater: 8-inch VCP line located along Running Light Drive.

Gas: 2-inch Gas Main approximately 500 feet to the east at Leeward Drive.

Storm Water: Storm Basin is Laguna Madre with conveyance to the navigation channel in in the southwest (rear).

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Padre/Mustang Island and is planned for MediumDensity Residential. The proposed rezoning to the “RM-AT/IO” Multifamily AT District with the

Island Overlay is consistent with the adopted Comprehensive Plan (Plan CC). 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 partially consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining residential properties, and does not have a negative impact upon the adjacent commercial properties.
- The property is currently vacant. The subject property has never been developed.
- Surrounding properties have been rezoned to medium density residential multifamily zoning districts indicating a pattern towards multifamily or rental communities in a townhouse or condominium style.
- If the “RM-AT/IO” Multifamily AT District with the Island Overlay is approved, the condominium/ townhouse development will need to abide all requirements of the Unified Development Code (UDC).
- Specifically, Section 6.4 -IO, Island Overlay includes design characteristics of for the development in the Island Overlay.

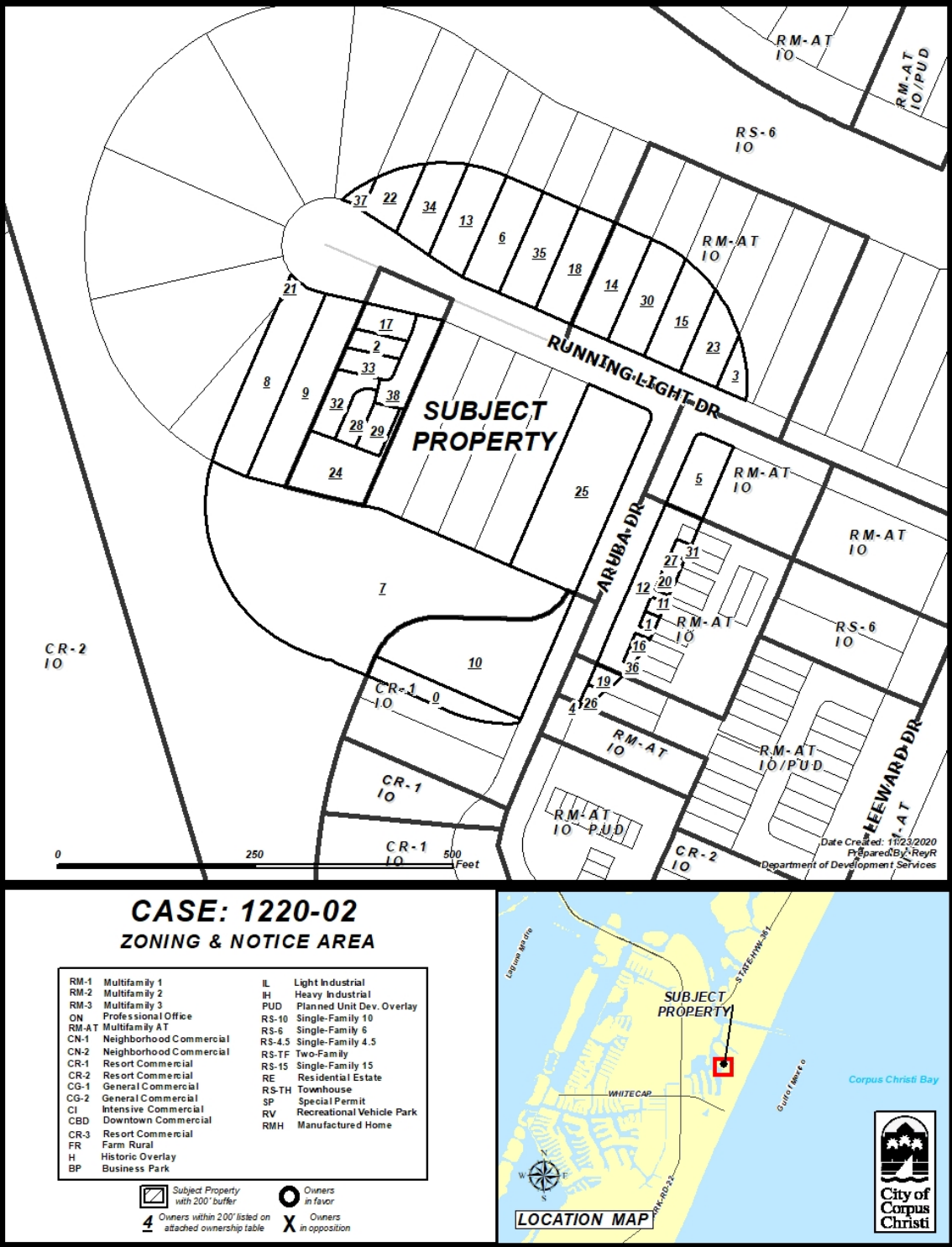
Planning Commission and Staff Recommendation (December 9, 2020):

Approval of the change of zoning from “RS-6/IO” Single-Family 6 District with the Island Overlay to the “RM-AT/IO” Multifamily AT District with the Island Overlay.

Public Notification	Number of Notices Mailed – 38 within 200-foot notification area 1 outside notification area
	<u>As of December 3, 2020:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 3 inside notification area – 0 outside notification area
	Totaling 11.25% 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)



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. 1220-02**

Mario A. Martinez, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single Family Residential District** to the **"RM-AT" Residential Multifamily Tourist-Attraction, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

14737, 14733, 14729, and 14725 Running Light Drive and described as being a 1.15 Acre tract out of Lots 2,3, 4, and 5, Block 3, Padre Island Section E 7 as shown on the map thereof recorded in Volume 38, Pages 25-26 of the Map Records of Nueces County, Texas, located along the south side of Running Light Drive, and west of Aruba Drive.

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 **Wednesday, December 9, 2020**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** **This public hearing will be held via WebEx video conference. The live stream of the meeting can be viewed online at the following address: www.cctexas.com/cctv.**

PUBLIC COMMENT: To reduce the chance of COVID- 19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting(s) of the City Boards and/ or Commission. Public comment/ input shall be provided, in writing, in the form of an e- mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e- mail address: CatherineG@cctexas.com and/or CraigG@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov' t Code 551. 007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

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: Luke Arnold
Address: Bool Harbor view Dr. City/State: Corpus Christi, TX 78418

() IN FAVOR ☒ IN OPPOSITION
REASON:


Phone: 310 714 9835

A continuing shift from RS-6 to RM-AT is going to increase the population density, causing too much traffic on and around the street,
especially during summer months.

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 202N102
Property Owner ID: 17

Case No. 1220-02
Project Manager: Craig Garrison
Email: CraigG@cctexas.com


Public Comment & Input Form

Date of Meeting	12-09-2020
Name	Traute Krenz
Address	Street Address: Schwarmstedterstr 17 City: Wedemark State / Province: Germany Postal / Zip Code: 30900
Topic	Zoning change Case number 1220-02
Agenda Number	20-1434
Describe Feedback:	<p>As the Owner of Plot number 1 or 14741 Running Light Drive, I wish to contribute my request that the planning change being decided upon at this hearing, not allow or overlook any kind of development or business on the plots next to mine that could harm mine or the interests of other land owners or developers by promoting any kind of activity that could disturb neighbours or damage the residential character of the area in anyway. The term "Tourist attraction" should not encompass any use by persons who would be holding parties or gatherings which could be noisy or harmful to the neighbourhood.</p> <p>I further wish take the opportunity to mention that several attempts to sell my property have been fruitless because the waterfront is far to shallow to allow any normal use and if now a noisy activity is allowed to be installed on the other side, my plot will become even less saleable.</p> <p>Thank you for your attention.</p> <p>Traute Krenz</p>
Provide an email to receive a copy of your submission.	twilmakrenz@gmail.com

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Printed Name: Sergio A. Galvez

Address: 15009 Harbor View Dr

City/State: Corpus Christi, TX

() IN FAVOR ☒ IN OPPOSITION
REASON:

Phone: 361 550 3480

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20ZN102
Property Owner ID: 33

Case No. 1220-02
Project Manager: Craig Garison
Email: CraigG@cctexas.com