

STAFF REPORT

Case No. 0921-02

INFOR No. 21ZN1033

Planning Commission Hearing Date: September 15, 2021

Applicant & Legal Description	Owner: Ed Rachal Foundation Applicant: Urban Engineering Location Address: 2210 Mary Street Legal Description: Lots 1-7, 8A, and Lots 10-12, Eckerd Addition, Lots 1-15, 37, and a portion of Lot 38, Jasmin Addition, Lots 2, 3, 38-41, and a portion of Lots 1 and 42, Block 6, Summit Addition, Lots 25-30, Block 10, Patrick-Webb Addition, and Lots 16-21, Block 6, Summit Addition, located surrounding the former Lamar Elementary School and fronting upon multiple streets including Mary Street, South 19th Street, 20th Street, 21st Street, and Morris Street.			
Zoning Request	From: “RS-6” Single-Family 6 District, “RM-3” Multifamily District, and the “CN-1” Neighborhood Commercial District To: “CI” Intensive Commercial District Area: 3.43 acres Purpose of Request: To allow for the use of parking for a new City facility.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“RS-6” Single-Family 6 District “RM-3” Multifamily District, and “CN-1” Neighborhood Commercial District	Vacant and Low Density Residential	Commercial and Medium Density Residential
	North	“RS-6” Single-Family 6 District	Vacant and Low Density Residential	Medium Density Residential
	South	“RS-6” Single-Family 6 District	Low Density Residential	Medium Density Residential
	East	“RS-6” Single-Family 6 District “RM-3” Multifamily District, and “CN-1” Neighborhood Commercial District	Vacant and Low Density Residential	Medium Density Residential
	West	“RS-6” Single-Family 6 District	Vacant and Low Density Residential	Medium 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 a commercial use. The proposed rezoning to the “CI” Intensive Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. City Council District: 3 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property have street frontages along Morris Street, South 19 th Street, Mary Street, 20 th Street, and 21 st Street. South 19 th Street is designated as an “C1” Minor Collector Street. Morris Street, Mary, Street, 20 th Street, and 21 st Street are designated as Local/Residential Streets. According to the Urban Transportation Plan, “C1” Minor Collector Streets can convey a capacity of 1,000 to 3,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Morris Street	Local/Residential	50' ROW 28' paved	60' ROW 40' paved	N/A
	South 19th Street	“C1” Minor Collector	60' ROW 40' paved	60' ROW 40' paved	N/A
	Mary Street	Local/Residential	50' ROW 28' paved	60' ROW 40' paved	N/A
	20th Street	Local/Residential	50' ROW 28' paved	60' ROW 40' paved	N/A
	21st Street	Local/Residential	50' ROW 28' paved	60' ROW 40' paved	N/A

Staff Summary:

Development Plan: The subject property is 3.43 acres in size. The applicant is proposing that the existing residential lots will be converted into a parking lot with approximately 286 parking spaces. These parking spaces will benefit the City Call Center, Department Offices, and the Corpus Christi Police Department (CCPD).

Existing Land Uses & Zoning: The various subject properties are currently zoned “RS-6” Single-Family 6 District, “RM-3” Multifamily District, and the “CN-1” Neighborhood Commercial District and consist of former single-family residential lots. To the north are single-family residences and vacant properties zoned “RS-6” Single-Family 6 District platted in 1909. To the south are single-family residences and vacant properties zoned “RM-3” Multifamily 3 District and commercial properties zoned “CI” Intensive Commercial District also platted in 1909. To the east are single-family residences and St. Joseph’s Catholic Church zoned “RM-3” Multifamily 3 District platted in 1929. To the west are single-family residences zoned “RS-6” Single-Family 6 District platted in 1909.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The properties are platted.

Utilities:

Water: 10-inch CIP line located along South 19th Street.

Wastewater: 8-inch VCP line located along South 19th Street.

Gas: 2-inch Service Line located along Mary Street.

Storm Water: Road side inlets surrounding the subject property.

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. The proposed rezoning to the “CI” Intensive Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Support construction of new public facilities at optimal sites. (Infrastructure, Facilities, and Public Services Policy Statement 6).
- Promote the stabilization, revitalization, and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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).

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties. The proposed rezoning warrants an amendment to the Future Land Use Map.
- However, the “CI” Intensive Commercial District opens the possibility of more intense commercial uses such as Mini-Storage, Bars, and Night Clubs adjacent to single-family residences. A special permit should be considered.

Staff Recommendation:

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CI” Intensive Commercial District, in lieu thereof approval of the “RS-6/SP” Single-Family 6 District with a Special Permit and subject to the following conditions:

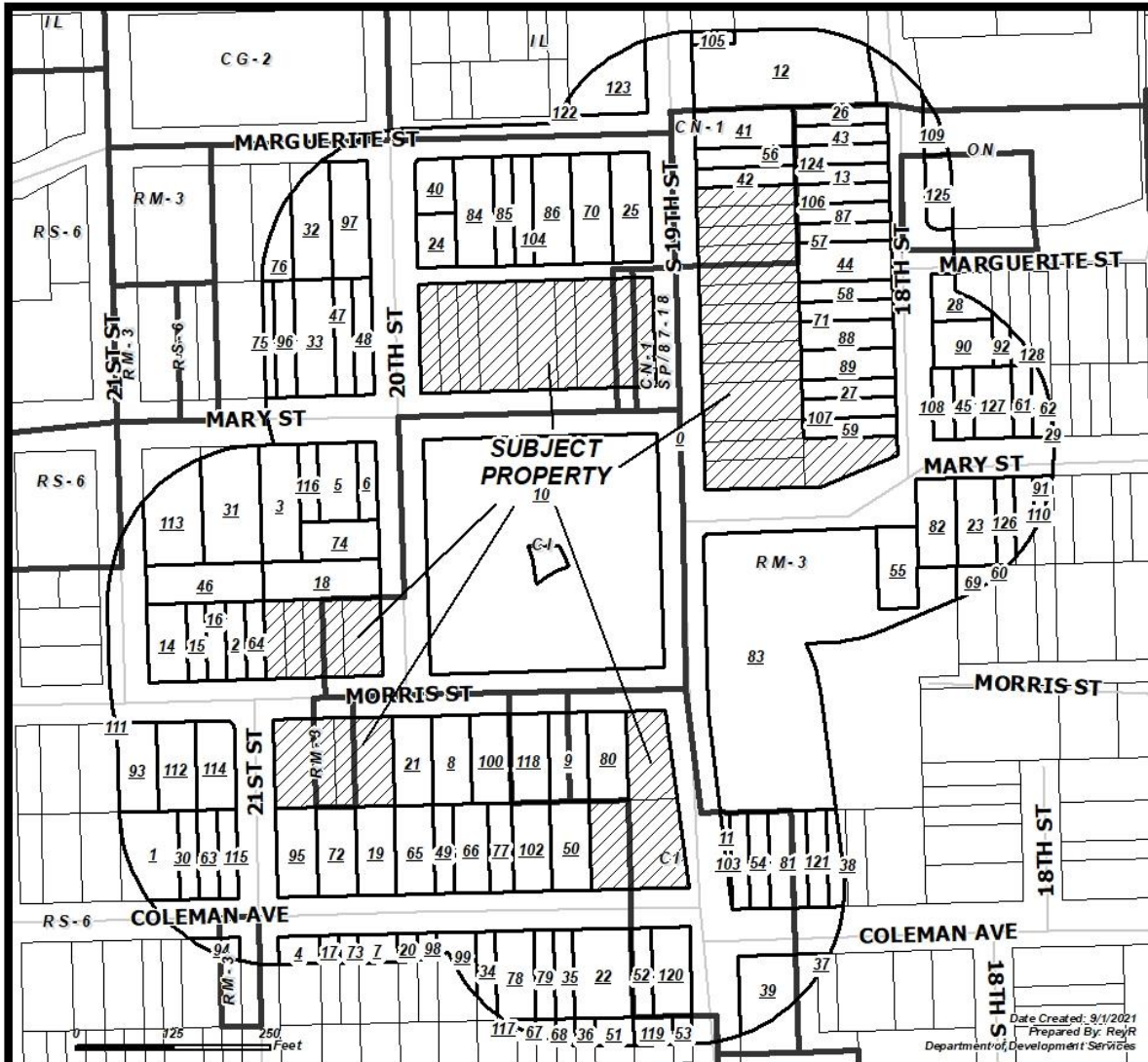
1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is an accessory parking use for a government facility.
2. **Landscaping:** The Properties are exempt from Section 7.3.3 of the Unified Development Code (UDC).
3. **Vehicular Screening:** The Properties shall follow the standards set in Section 7.3.11 of the Unified Development Code (UDC).
4. **Buffer Yard:** The following buffer yard standards shall apply to the Properties: When adjacent to the “RM-3” Multifamily District or “CN-1” Neighborhood Commercial District, the requirement shall be 5-feet of buffer yard with a 7-foot screening fence. When adjacent to the “RS-6” Single-Family 6 District, the requirement shall be 10-feet of buffer yard with a 7-foot screening fence.
5. **Lighting:** All lighting must adhere to the standards set in the Unified Development Code (UDC).

6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Public Notification	<p>Number of Notices Mailed – 129 within 200-foot notification area. 4 outside notification area</p> <p><u>As of September 10, 2021:</u></p> <p>In Favor – 0 inside notification area – 0 outside notification area</p> <p>In Opposition – 0 inside notification area – 0 outside notification area</p> <p>Totaling 0.00% of the land within the 200-foot notification area in opposition.</p> <p>*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition</p>
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Attachments:

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



Case # 0921-02
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		

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
 4 Owners within 200' listed on attached ownership table



Date Created: 9/1/2021
Prepared By: Rey R
Department of Development Services

