



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 03/29/22
Second Reading Ordinance for the City Council Meeting 04/12/22

DATE: February 28, 2022
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
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Rezoning a property at or near 1422 Shely Street

CAPTION:

Zoning Case No. 0222-01 Thanksgiving Homes (District 2). Ordinance rezoning property at or near 1422 Shely Street d from the "CG-2" General Commercial District to "RS-TH" Townhouse District.

SUMMARY:

The purpose is to allow for the construction of townhomes. The applicant is proposing 10 single-family townhomes. The development will be part of a Corpus Christi Housing Authority program.

BACKGROUND AND FINDINGS:

The subject property is 0.96 acres in size. To the north is La Armada – Corpus Christi Housing Authority zoned "RM-1" Multifamily District. To the south is the Del Mar Testing Center zoned "RS-TF" Two-Family District. To the east is an automotive and tire shop zoned "CG-2" General Commercial District and to the west is a law office zoned "RM-1" Multifamily District.

Conformity to City Policy

The proposed rezoning to the "RS-TH" Townhouse District is generally consistent with the adopted Area Development Plan (Adopted July 11, 1995). The proposed rezoning is inconsistent with the Future Land Use Map having planned for commercial uses and warrants an amendment to the Future Land Use Map.

Public Input Process

Number of Notices Mailed
7 within 200-foot notification area
7 outside notification area

As of February 28, 2022:

In Favor

0 inside notification area

0 outside notification area

In Opposition

0 inside notification area

0 outside notification area

Totaling 0.00% of the 200-foot notification area* is in opposition.

*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

ALTERNATIVES:

1. Denial of the zoning from the "CG-2" General Commercial to "RS-TH" Townhouse District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Approval of the change of zoning from the "CG-2" General Commercial to "RS-TH" Townhouse District.

Vote Count:

For: 6

Opposed: 0

Absent: 3

Abstained: 0

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report