



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of December 18, 2012  
Second Reading/Action Item for the City Council Meeting of January 8, 2013

**DATE:** November 8, 2012

**TO:** Ronald L. Olson, City Manager

**FROM:** Mark E. Van Vleck, P.E., Interim Director, Department of Development Services  
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**PUBLIC HEARING – CHANGE OF ZONING**  
**St. John Baptist Church, Corpus Christi, Texas (Case No. 1112-01)**  
**Change from “IH” Heavy Industrial District to “CG-2” General Commercial District**  
**Property Address: 5445 Greenwood Drive**

### **CAPTION:**

Case No. 1112-01 St. John Baptist Church, Corpus Christi, Texas: A change of zoning from the “IH” Heavy Industrial District to the “CG-2” General Commercial District, resulting in a change of future land use from light industrial to commercial. The property to be rezoned is described as the west 225 feet out of Lot 8A, Block 1, Cedar Grove, and to 4.55 acres out of Lot 2, Section 5, Bohemian Colony Lands, located north of Hala Pit Road and west of Greenwood Drive.

### **PURPOSE:**

The purpose of this item is to rezone the property to general commercial uses or other permitted public, civic or residential uses.

### **RECOMMENDATION:**

#### Planning Commission and Staff Recommendation (November 7, 2012):

Approval of the change of zoning from the “IH” Heavy Industrial District to the “CG-2” General Commercial District.

### **BACKGROUND AND FINDINGS:**

As detailed in the attached Zoning Report, The applicant is requesting a change of zoning from the “IH” Heavy Industrial District to the “CG-2” General Commercial District to allow construction and future development of church facilities. The Unified Development Code (UDC) does not allow places of worship or sleeping quarters (other than caretaker’s quarters) in the “IH” Heavy Industrial District.

The proposed development of a new church facility behind the existing church will house meeting rooms, a residence for a church employee, and temporary sleeping quarters for church mission groups and relief workers after natural disasters. The facility will be a 7,451-square-foot single-story building. The church only has plans to develop the southern end of the property at this time. The applicant is requesting that the remainder of the land be rezoned for future church additions, but there are no plans for the development of the remainder property.

Expanding the church facilities and the “CG-2” District would not have an adverse effect on the surrounding properties. The change of zoning to the “CG-2” District is a reasonable expansion of the existing “CG-2” District to the east despite the inconsistency with the Future Land Use Plan. A commercial zoning district, rather than an industrial zoning district, would be better suited to the surrounding residential and commercial properties.

**ALTERNATIVES:**

1. Approve an intermediate zoning district or Special Permit; or
2. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The proposed change of zoning is not consistent with the adopted Future Land Use Plan, which slates the property for a light industrial use.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Planning, Legal, and Planning Commission

**FINANCIAL IMPACT:**

- Operating     
  Revenue     
  Capital     
  Not applicable

<b>Fiscal Year: 2012-2013</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

- Aerial Overview Map
- Zoning Report with Attachments
- Ordinance with Exhibits