



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 10, 2023
Second Reading for the City Council Meeting of October 17, 2023

DATE: October 10, 2023

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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**Rezoning for a property at or near
11102 Up River Road**

CAPTION:

Zoning Case No. 0723-05, Circle K Store (District 1). Ordinance rezoning property at or near 11102 Up River Road from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

PURPOSE:

The purpose of this item is to allow for the expansion of an existing convenience store and diesel fuel sales.

BACKGROUND AND FINDINGS:

The subject property is 0.62 acres in size and is in the process of replatting. To the north, properties are vacant, zoned "RS-6" Single-Family 6 District. To the south, uses are vacant, zoned "CG-2" General Commercial District. To the east, uses are low-density residential and commercial, zoned "RS-6" Single-Family 6 District. And to the west, uses are vacant and commercial, zoned "CG-2" General Commercial District.

The "CG-2" General Commercial District permits uses such as restaurants, apartments, townhouses, overnight accommodation, educational facilities, medical facilities, commercial parking, offices, retail sales and services, and vehicle sales and services.

The proposed rezoning is inconsistent with the Future Land Use Map which designates the property for Flood Plain Conservation but is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan such as encouraging the proper placement of land uses based on compatibility and locational needs. The subject property has immediate access to Interstate Highway 37 and addresses the locational need for large truck fueling.

Public Input Process

Number of Notices Mailed: 11 within the 200-foot notification area, 2 outside the notification area.

As of September 18, 2023:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

A total of 0.0% of the 200-foot notification area is in opposition.

RECOMMENDATION:

Planning Commission and Staff recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District on August 23, 2023.

Vote Results

<i>For:</i>	<i>7</i>
<i>Against:</i>	<i>0</i>
<i>Absent:</i>	<i>1</i>
<i>Vacancy:</i>	<i>1</i>

ALTERNATIVES:

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

FINANCIAL IMPACT:

There is no fiscal impact associated with this item.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report