



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 11/9/21
Second Reading Ordinance for the City Council Meeting 11/16/21

DATE: September 20, 2021
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning multiple properties at or near 2210 Mary Street

CAPTION:

Zoning Case No. 0921-02, Ed Rachal Foundation: (District 1) Ordinance rezoning multiple properties at or near 2210 Mary Street from the “RS-6” Single-Family 6 District, “RM-3” Multifamily District, and the “CN-1” Neighborhood Commercial District to the “CI” Intensive Commercial District.

SUMMARY:

The purpose of the rezoning request is to allow for the use of parking for a new City facility. 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).

BACKGROUND AND FINDINGS:

The subject properties totals 3.43 acres in size and 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

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the “RM-2” Multifamily District 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.

Subsequently staff is recommending a special permit to allow accessory parking lots to the proposed government facility while retaining resident zoning.

Public Input Process

Number of Notices Mailed
129 within 200-foot notification area
4 outside notification area

As of September 20, 2021:

In Favor	In Opposition
17 inside notification area	3 inside notification area
0 outside notification area	0 outside notification area

Totaling 1.45% 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. Approval of the zoning from the "RS-6" Single-Family 6 District, "RM-3" Multifamily District, and the "CN-1" Neighborhood Commercial District to the "CI" Intensive Commercial District.
2. Denial of the zoning from the "RS-6" Single-Family 6 District, "RM-3" Multifamily District, and the "CN-1" Neighborhood Commercial District to the "CI" Intensive Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

The Planning Commission recommended 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 conditions on September 15, 2021:

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-tall 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-tall 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.

Vote Count:

For: 7
Opposed: 0
Absent: 2
Abstained: 0

Staff recommends 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 conditions.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Special Permit Ordinance
Presentation
Aerial Map
Planning Commission Final Report