



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of Feb. 27, 2024
Second Reading for the City Council Meeting of March 19, 2024

DATE: February 2, 2024

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
Alraymond@cctexas.com
(361) 826-3275

**Rezoning for a property at or near
6202 Yorktown Boulevard**

CAPTION:

Zoning Case No. 0124-05, Corpus Christi Corridor LLC (District 5). Ordinance rezoning a property at or near 6202 Yorktown Boulevard from the "CN-1" Neighborhood Commercial 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).

SUMMARY:

This item is to rezone the property to allow for a bar/tavern use.

BACKGROUND AND FINDINGS:

The subject property, approximately 2.7 acres in size, was rezoned from the "RM-1" Multifamily Residential District to the "CN-1" Neighborhood Commercial District in 2019 (Ordinance No. 031857) to allow a business center. The property was developed into a single-story, neighborhood business center with a multi-tenant building including boutiques, restaurants, and office uses at the western half. The 1.5-acre eastern half of the property is currently vacant and undeveloped.

The "CG-2" General Commercial District permits restaurants, apartments, townhomes, and overnight accommodation uses, educational facilities, medical facilities, commercial parking offices, retail sales and service, and bar/taverns.

The proposed rezoning is consistent with the many broader elements of the Comprehensive Plan (Plan CC) and the FLUM's (Future Land Use Map) designation of commercial; therefore, will not warrant an amendment to the FLUM.

Public Input Process

Number of Notices Mailed: 36 notices were mailed within the 200-foot notification area, and 6 outside the notification area.

As of February 23, 2024:

In Favor 0 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
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A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission and Staff recommend approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District on January 10, 2024.

Vote Results

For: 6

Against: 0

Absent: 2

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report