



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 8, 2013
Second Reading/Action Item for the City Council Meeting of January 15, 2013

DATE: December 5, 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
Guy and Renee Richards (Normadon Properties, Ltd. – Owner)
Case No. 1112-03
Change from “RM-AT” Multifamily AT District to “CR-1” Resort Commercial District
Property Address: 221, 217, 213 Kleberg Place

CAPTION:

Case No. 1112-03 Guy and Renee Richards (Normadon Properties, Ltd. - Owner): A change of zoning from the “RM-AT” Multifamily AT District to the “CR-1” Resort Commercial District, not resulting in a change of future land use. The property to be rezoned is described as Lots 88, 89, 90, 91, 92, and 93, Block I, Corpus Christi Beach Hotel, located east of Surfside Boulevard and south of Kleberg Place.

PURPOSE:

The purpose of this item is to rezone property for the development of future tourist uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (November 7, 2012): Approval of the change of zoning from the “RM-AT” Multifamily AT District to the “CR-1” Resort Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting a change of zoning from the “RM-AT” Multifamily AT District to the “CR-1” Resort Commercial District to allow for future development of tourist uses on North Beach. The Resort Commercial zoning district provides for a wide variety of commercial activity such as tourist, water-oriented, retail commercial, and indoor or outdoor amusement uses, which reflect the character of a resort area.

The development of tourist uses on this property would complement the tourist destinations of the beach, the Texas State Aquarium, and the USS Lexington. This rezoning would be an expansion of the “CR-1” Resort Commercial District to the west and is compatible with existing zoning districts in the area. Rezoning to the “CR-1” District will help implement the *Corpus Christi Beach Development Plan*, which calls for tourist uses rather than residential uses in this area of North Beach.

ALTERNATIVES:

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

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is consistent with the Comprehensive Plan and the Future Land Use Plan, which slates the property for a tourist use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning, Legal, and Planning Commission

FINANCIAL IMPACT:

- Operating
 Revenue
 Capital
 Not applicable

Fiscal Year: 2012-2013	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
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