



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 18, 2023
Second Reading for the City Council Meeting of July 25, 2023

DATE: June 16, 2023

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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**Rezoning for a property at or near
1113 Comanche Street**

CAPTION:

Zoning Case No. 0523-02, Diego Vasquez (District 1). Ordinance rezoning property at or near 1113 Comanche Street from the "CI" Intensive Commercial District to the "IL" Light Industrial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommended denial in lieu thereof, approval of the "CI/SP" Intensive Commercial District with a Special Permit.). (3/4 favorable vote required to overrule Planning Commission, UDC § 3.3.3.C.1).

PURPOSE:

The purpose of this item is to rezone the property to allow for the warehousing of goods, welding, and a machine repair shop.

BACKGROUND AND FINDINGS:

The zoning report states the subject property is 0.17 acres in size and vacant. To the north, south, and east, properties are zoned "CI" Intensive Commercial District, and their uses are Professional Office, vacant, and Medium-Density Residential respectively. Properties to the west are zoned "IL" Light Industrial with Professional office use.

The applicant purchased the subject property in 2020 to expand separate business endeavors to include custom welding services. It is adjacent to the 2 properties on N. Staples Street and Waco Street that he acquired in 2016. The two properties include a barbeque restaurant in N. Staples that is open for the early lunch hour and a welding shop. The applicant has taken steps to clear the subject property to avoid vandalism and vagrancy and expand his business where he is the sole employee.

The "IL" District is intended primarily for light manufacturing, fabricating, warehousing, and wholesale distributing and permits certain public/civic uses and commercial uses, such as retail sales and service, restaurants, vehicle and equipment maintenance, medical

facilities, social service uses, government facility uses, self-service storage uses, and major/minor utility uses.

The proposed rezoning is inconsistent with the Future Land Use Map, however, is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.

Public Input Process

Number of Notices Mailed:

- 19 within 200-foot notification area
- 5 outside notification area.

As of July 14, 2023:

In Favor

0 inside notification area

0 outside notification area

In Opposition

0 inside notification area

0 outside notification area

A total of 3.65 % of the 200-foot notification area is in opposition.

RECOMMENDATION:

Planning Commission and Staff recommended denial of a change in zoning from the “CI” Intensive Commercial District to the “IL” Light Industrial District, and in lieu, approval to the “CI/SP” Intensive Commercial District with a Special Permit on May 31, 2023.

Special Permit subject to the following conditions:

1. Use: The only use allowed on the subject property other than uses permitted in the base zoning districts are warehousing of goods, welding, and a machine repair shop.
2. Screening Fence: A minimum of a seven-foot-tall screening fence is required to be constructed.
3. Lighting: All lighting shall be shielded, and pole lights shall be of the full cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.
4. Outdoor storage is prohibited.
5. Welding and machine repair shall be done entirely within an enclosed building.
6. Hours of Operation: The hours of operation shall be limited from 6:00 AM to 10:00 PM.
7. Signage: No pole-mounted signage is allowed along Waco Street.
8. Noise: Noise regulations shall be subject to Section 31-3 of the Municipal Code.
9. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
10. Time Limit: In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 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 Results

For: 8
Against: 0
Absent: 1

ALTERNATIVES:

1. Approval of the change of zoning from the “CI” Intensive Commercial District to the “IL” Light Industrial District.

FINANCIAL IMPACT:

There is no fiscal impact associated with this item.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report