



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of Feb. 20, 2024
Second Reading for the City Council Meeting of Feb. 27, 2024

DATE: February 20, 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
1563 South Nineteenth Street**

CAPTION:

Zoning Case No. 0124-01, Jonathan Verduzco (District 2). Ordinance rezoning a property at or near 1563 South Nineteenth Street from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family 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 two-family residential subdivision.

BACKGROUND AND FINDINGS:

The subject, vacant and undeveloped, property is a parcel at the block face of South Nineteenth Street, between Cloyde Street and Lynch Street. The property is located in a "RS-6" Single-Family 6 zoned residential subdivision established in 1909.

To the north and west of the subject parcel is the established Tracy Subdivision, zoned "RS-6" Single-Family 6, with low-density residential uses. To the east and south is also an established, low-density, residential subdivision named Bay Terrace No.2, along the east side of South Nineteenth Street.

A residential infill development is being proposed at the subject property, and the applicant is requesting to amend the current zoning district to permit the construction of two-family dwellings.

The Two-Family District is designed to maintain a generally spacious residential environment for single-family residential purposes as well as larger parcels of land appropriate for two-family houses. Per the UDC (Unified Development Code), population density and height of buildings are low enough to be compatible with neighboring single-family developments.

The proposed rezoning is consistent with many elements and goals of Plan CC (City of Corpus Christi Comprehensive Plan) and the FLUM's (Future Land Use Map) designation of medium-density residential use.

Public Input Process

Number of Notices Mailed: 49 notices were mailed within the 200-foot notification area, and 7 outside the notification area.

As of February 16, 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 recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family 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