



AGENDA MEMORANDUM
Public Hearing & First Reading Ordinance for the City Council Meeting 06/27/2023
Second Reading Ordinance for the City Council Meeting 07/18/2023

DATE: June 27, 2023
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 149 Mustang Island Estates Drive

CAPTION:

Zoning Case No. 1122-01 Mustang Island Estates, LP, (District 4).
Ordinance rezoning a property at or near 149 Mustang Island Estates Drive from the “RM-AT” Multifamily Apartment Tourist District to the “CN-1” Neighborhood Commercial District. Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommended approval).

SUMMARY:

The purpose of this rezoning is to allow for a spirit, wine, and beer store (retail).

BACKGROUND AND FINDINGS:

The subject property is 0.79 acres in size. To the north, south and east are vacant properties zoned “RM-AT” Multifamily Apartment Tourist District. To the west is a vacant property zoned “CR-2” Resort Commercial District. After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposes approval of the change of zoning. The property owner has initiated amendments to the HOA restrictive covenants to prohibit liquor stores; however, all uses allowed by right in the “CN-1” Neighborhood Commercial District will remain.

The “CN-1” Neighborhood Commercial District allows office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

Conformity to City Policy

The proposed rezoning is consistent with the Future Land Use Map which designates the property as Planned Development and is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.

Public Input Process

Number of Notices Mailed

10 within a 200-foot notification area

4 outside notification area

As of May 23, 2023:

In Favor

0 inside notification area

0 outside notification area

In Opposition

1 inside notification area

1 outside notification area

Totaling 2.46% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200 feet 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. Denial of the rezoning from the “RM-AT” Multifamily Apartment Tourist District to the “CN-1” Neighborhood Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the change of zoning from the “RM-AT” Multifamily Apartment Tourist District to the “CN-1” Neighborhood Commercial District on November 30, 2022.

Vote Count:

For: 6

Opposed: 1

Absent: 2

Abstained: 0

Staff recommends approval of the change of zoning from the “RM-AT” Multifamily Apartment Tourist to the “CN-1” Neighborhood Commercial District.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report