



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 05/10/22
Second Reading Ordinance for the City Council Meeting 05/17/22

DATE: April 11, 2022
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 805 Park Avenue

CAPTION:

Zoning Case No. 0322-05 (District 1). Ordinance rezoning property at or near 805 Park Avenue from the "RM-1" Multifamily District to the "RM-1/H" Multifamily District with a Historic Overlay.

SUMMARY:

The purpose of the rezoning request is to designate a historic overlay to honor the cultural history of the property.

The Landmark Commission (LC) initiated the rezoning on March 24, 2022. The LC holds a public hearing on April 28, 2022 and recommended approval to City Council. A public hearing will also be held at City Council. The property owner consents to the designation.

BACKGROUND AND FINDINGS:

Historical Profile:

- 805 Park Avenue was the residence of Corpus Christi attorney Jefferson D. (JD) Todd Sr., and his wife Minnie Lucille from 1910 until JD's death in 1945.
- In 1911 JD Todd Sr. and O.M. Suttle had a law firm, At City National Bank Building.
- JD Todd Sr. was also associated with CC Abstract Company.
- The City's 1910 census shows JD Todd Sr. and his family living at 805 Park Avenue.
- His son, Jefferson D. Todd Jr. was raised at 805 Park Avenue and was listed in the 1923-1924 Corpus Christi City Directory as a student.
- The 1930 Census shows JD Todd Jr., age 23, still living at Park Avenue.
- J.D. Todd, Jr. served as an attorney in Nueces County, as the Nueces County District Attorney, and as a District Court Judge.
- Robert H. Budd, who immigrated to Corpus Christi during the Mexican Revolution, purchased the home in 1971.
- The Budd family still owns the home.

Conformity to City Policy

The subject property is located within the boundaries of the Downtown Development Plan and is planned for low density residential use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), the Unified Development code and compatible with the adjoining residential properties.

The subject property meets the following review criteria for historic districts and landmarks as set for in the UDC 3.4.4:

- The property has character, interest, or value as part of the development, heritage or cultural characteristics of the City, State of Texas, or the United States.
- The property exemplifies the cultural, economic, social, or historic heritage of the City.
- The property embodies distinguishing characteristics of an architectural type or specimen.

Public Input Process

Number of Notices Mailed
21 within 200-foot notification area
0 outside notification area

As of April 29, 2022:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

ALTERNATIVES:

1. Denial of the change of zoning from the "RM-1" Multifamily District to the "RM-1/H" Multifamily District with a Historic Overlay.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Landmark Commission and staff recommend approval of the zoning request. The Landmark Commission recommended approval of the zoning request (April 28, 2022).

Vote Count:

For: 10
 Opposed: 0
 Absent: 1
 Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Zoning Report