



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 06/29/21  
Second Reading Ordinance for the City Council Meeting 07/20/21

**DATE:** May 21, 2021  
**TO:** Peter Zanoni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 6097 Ennis Joslin Road

### **CAPTION:**

Zoning Case No. 0521-03, Nicholas Hallick: (District 4) Ordinance rezoning property at or near 6097 Ennis Joslin Road from the "RS-10" Single-Family 10 District to the "ON" Neighborhood Office District.

### **SUMMARY:**

The purpose of the rezoning request is to allow for the construction of a 3,000 square foot single-story office building.

### **BACKGROUND AND FINDINGS:**

The subject property totals 0.40 acres in size and is currently zoned "RS-10" Single-Family 10 District, consists of vacant property, and has remained since annexation in 1944. To the north is a property recently rezoned to the "ON" Neighborhood Office District, vacant properties, and the Lee Alumni Center for Texas A&M University-Corpus Christi zoned "RS-10" Single-Family 10 District. To the south are single-family residences zoned "RS-10" Single-Family 10 District. To the east are wetland properties zoned "RS-6" Single-Family 6 District. To the west, across Ennis Joslin Road, are single-family residences zoned "RS-10" Single-Family 10 District.

### **Conformity to City Policy**

The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for a low density residential use and warrants a change to the Future Land Use map. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties. The adjacent properties consist of a vacant lot recently rezoned to the "ON" Neighborhood Office District and to the south and single-family homes. Adjacent properties further to the north consist of the Texas A&M University-Corpus Christi (TAMU-CC) alumni center, a retail shopping center, and a convenience store. The subject property is located along the east side of Ennis Joslin Road at the intersection with Ebonwood Avenue. The intersection is not traffic controlled and is between the intersection of Ocean Drive and South Alameda Streets. If the "ON" Neighborhood Office District is a transitional district and limits the size of retail and restaurant uses. Additionally, the

“ON” Neighborhood Office does not allow bars, pubs, taverns, or nightclubs.

**Public Input Process**

Number of Notices Mailed  
13 within 200-foot notification area  
4 outside notification area

*As of May 28, 2021:*

In Favor	In Opposition
0 inside notification area	1 inside notification area
0 outside notification area	0 outside notification area

Totaling 4.44% of the 200-foot notification area\* is in opposition.

\*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot 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 zoning to the “RS-10” Single-Family 10 District to the “ON” Neighborhood Office District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission recommended approval of the zoning to the “RS-10” Single-Family 10 District to the “ON” Neighborhood Office District on May 26, 2021.

*Vote Count:*

For: 8  
Opposed: 0  
Absent: 1  
Abstained: 0

Staff recommends approval of the zoning request.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report