



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 11/01/2022  
Second Reading Ordinance for the City Council Meeting 11/15/2022

**DATE:** November 1, 2022

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, AIA, Director  
Development Services Department  
AlRaymond@cctexas.com  
(361) 826-3575

Rezoning a property at or near 2054 Tuloso Road

### **CAPTION:**

Case No. 0822-03 Flint Hills Resources Corpus Christi, LLC (District 1): Ordinance rezoning property at or near 2054 Tuloso Road, located along the west side of Tuloso Road, north of Leopard Street, and south of Interstate 37 from the "ON" Neighborhood District and the "RS-6" Single-Family District to the "CG-2" General Commercial District. (The Texan)

### **SUMMARY:**

The purpose of this rezoning is to allow for a convenience store with diesel fuel sales and commercial truck parking.

### **BACKGROUND AND FINDINGS:**

The subject property is 12.350 acres in size. To the north, properties are zoned "RS-TF" Two-Family and is currently vacant. To the south, properties are zoned "RS-6" Single-Family 6 District and "ON" Neighborhood Office District with commercial, public/semi-public uses. To the east, properties are zoned "RS-6" Single-Family 6 District and "ON" Neighborhood Office with low-density residential, public/semi-public uses as well as vacant. To the west properties are zoned "RS-6" Single-Family 6 District and uses are light industrial and vacant.

The proposed development is a 15,830-square-foot convenience store with fuel sales. The site will include passenger and commercial truck parking (approximately 70 spaces for commercial trucks) that will operate during the daytime and nighttime year-round without any overnight accommodations. It will consist of a one-story (approximately 15,820 square feet) convenience store with 16 pumps. A total of 183 parking spaces for passenger cars and trucks will be provided to serve guests and about 20 employees per shift.

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 denial of the change of zoning. and in lieu approval of "ON/SP" Neighborhood Office District with a Special Permit.

**Conformity to City Policy**

The proposed rezoning is inconsistent with the Future Land Use Map.

**Public Input Process**

Number of Notices Mailed  
37 within a 200-foot notification area  
2 outside notification area

As of October 5, 2022:

In Favor	In Opposition
14 inside notification area (38.41%)	0 inside notification area (0.00%)
0 outside notification area	0 outside notification area

Totaling 0.00% 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. Approval of the change of zoning from the “RS-6” Single-Family District and the “ON” Neighborhood Office District to the “CG-2” General Commercial District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission recommended denial of the change of zoning from the “RS-6” Single-Family District and the “ON” Neighborhood Office District to the “CG-2” General Commercial District and in lieu approval of “ON/SP” Neighborhood Office District with a Special Permit on October 5, 2022.

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

Staff recommends denial of the change of zoning from the “RS-6” Single-Family District and the “ON” Neighborhood Office District to the “CG-2” General Commercial District and in lieu approval of “ON/SP” Neighborhood Office District with a Special Permit.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
 Presentation - Aerial Map  
 Planning Commission Final Report