



Public Hearing and First Reading for the City Council Meeting of September 19, 2023
Second Reading for the City Council Meeting of October 10, 2023

AGENDA MEMORANDUM

DATE: September 19, 2023

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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**Rezoning for a property at or near
4922 Everhart Road**

CAPTION:

Zoning Case No. 0723-04, Eldon Sunrise LLC (District 2). Ordinance rezoning a property at or near 4922 Everhart Road from the “RS-6” Single-Family 6 Zoning District to the “CN-1” Neighborhood Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval.)

PURPOSE:

The purpose of this item is to rezone the property to allow for commercial use (a real estate office).

BACKGROUND AND FINDINGS:

The subject property is a 0.17-acre lot with an approximately 1,400-square-foot existing single-family structure. The abutting properties to the north and south are zoned “CN-1” Neighborhood Commercial District with commercial uses, as well as the remaining ones along the face of the block. The property is bounded to the east by a “RS-6” Single-Family 6 zoned residential subdivision. At the major intersections, along Everhart Road, commercial properties are zoned for general commercial uses. A similar pattern is mirrored on the west side of Everhart Road.

The applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District for a real estate office that will accommodate two agents. The existing residential structure will be reused for an office space. The “CN-1” Neighborhood Commercial District permits 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.

The proposed request, while inconsistent with the Future Land Use Map element, is consistent with other elements of Plan CC (The City of Corpus Christi Comprehensive Plan).

Public Input Process

Number of Notices Mailed:

27 notices were mailed within the 200-foot notification area, and 5 were mailed outside the notification area.

As of September 15, 2023:

In Favor 1 inside notification area (3.80%) 0 outside notification area	In Opposition 1 inside notification area (4.56%) 0 outside notification area
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A total of 4.56% of the 200-foot notification area is in opposition.

RECOMMENDATION:

Planning Commission and Staff recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District on August 9, 2023.

Vote Results

For: 7

Against: 0

Absent: 1

ALTERNATIVES:

Denial of the change of zoning from the "RS-6" Single-Family District to the "CN-1" Neighborhood Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report