



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 03/17/20
Second Reading Ordinance for the City Council Meeting 03/24/20

DATE: January 31, 2020
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 6099 and 6101 Ennis Joslin Road

CAPTION:

Zoning Case No. 0120-04, H.I. Investments and City of Corpus Christi (District 4).
Ordinance rezoning property at or near 6099 and 6101 Ennis Joslin Road from the "RS-10" Single-Family 10 District to the "ON" Neighborhood Office District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a medical clinic.

BACKGROUND AND FINDINGS:

The subject property is 0.79 acres in size. According to the applicant the purpose of the request is to construct a medical clinic.

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. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. It is compatible with the adjoining properties and does not have a negative impact upon adjacent properties. The adjacent properties consist of a vacant lot to the south and single-family homes. Two adjacent properties 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 Street. 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
12 within 200-foot notification area
5 outside notification area

As of January 17, 2020:

In Favor

0 inside notification area

0 outside notification area

In Opposition

0 inside notification area

0 outside notification area

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

Commission Recommendation

Planning Commission approval of the change of zoning from the “RS-10” Single-Family 10 District to the “ON” Neighborhood Office District on January 22, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from 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:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “RS-10” Single-Family 10 District to the “ON” Neighborhood Office District with following vote count.

Vote Count:

For: 8

Opposed: 0

Absent: 0

Abstained: 1

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report