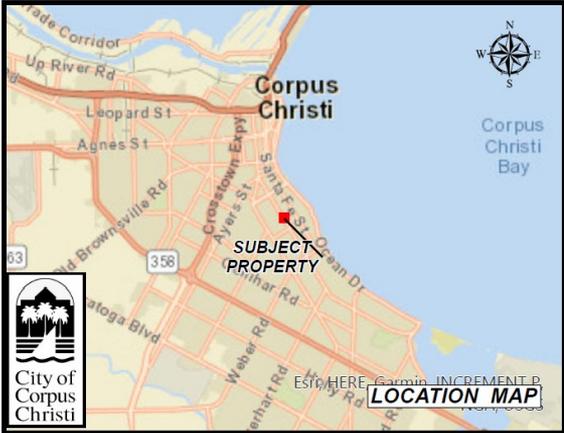


Zoning Case 0123-01



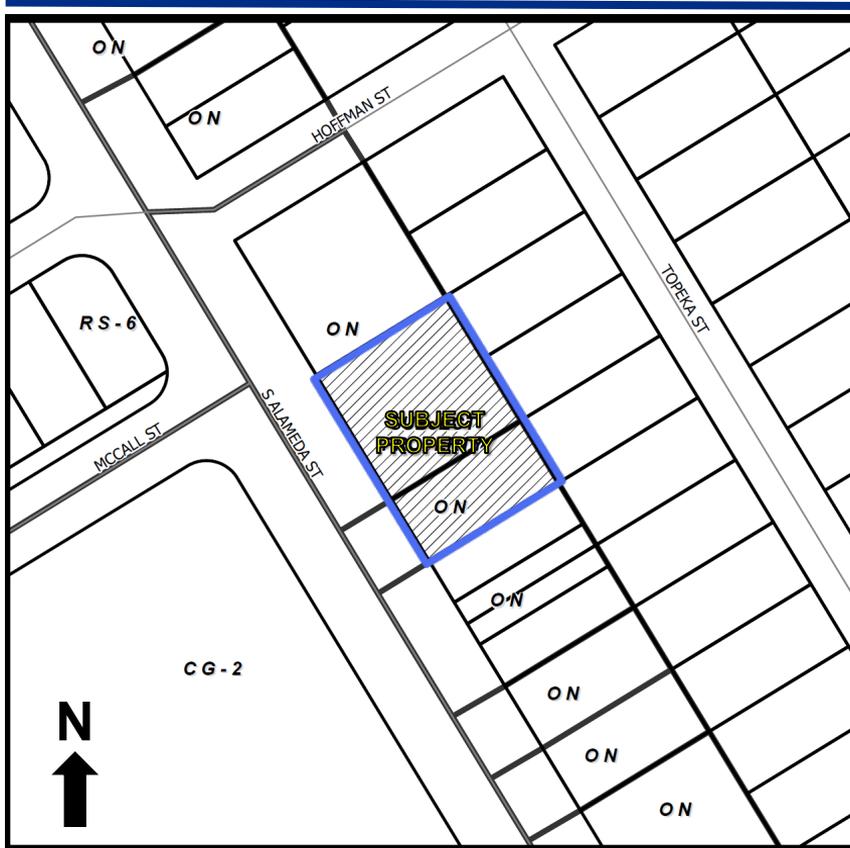
Bella Holdings, LLC
DISTRICT 2

Rezoning for a property at
3104 & 3118 S. Alameda Street
From “ON” to “CN-1”



Planning Commission
January 11, 2023

Zoning and Land Use



Proposed Use:

To allow for the conversion of defunct professional office space for bakery and restaurant uses.

Area Development Plan:

Southeast (Adopted June 11, 1995)

Future Land Use Map:

Commercial

Existing Zoning:

"ON" Neighborhood Office District

Adjacent Land Uses:

- North: Low-Density Residential, Professional Office (Zoned: ON)
- South: Professional Office, Commercial (Zoned: ON)
- East: Low-Density Residential (Zoned: RS-6)
- West: Low-Density Residential, Commercial (Zoned: CG-2)

Public Notification

28 Notices mailed inside 200' buffer
1 Notice(s) mailed outside 200' buffer

Notification Area

Opposed: 1 (4.04%)
Separate Opposed Owners: 1



In Favor: 0 (0.00%)



*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



Staff Analysis And Recommendation

- The current “ON” Neighborhood Office District limits eating establishments to 3,000 square feet, whereas the requested zoning district of “CN-1” Neighborhood Commercial will allow for 5,000 square feet of restaurant and bakery uses, as requested by the applicant.
- The proposed conversion of the former professional office space is a great example of the adaptive reuse of an existing structure.
- The redevelopment of the property will help to decrease the vagrancy currently being experienced by the defunct professional office space.
- The proposed use is in keeping with the character of the neighborhood and adjacent land uses.
- The proposed rezoning is consistent with the Future Land Use Map and is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.

STAFF RECOMMENDATION: Approval of the rezoning request from the “ON” Neighborhood Office District to the “CN-1” Neighborhood Commercial District.