



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of March 21, 2023
Second Reading for the City Council Meeting of March 28, 2023

DATE: March 21, 2023

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning for a Property at or near 12102 Leopard Street

CAPTION:

Case No. 0223-01 Mehran and Sepideh Vatankhah (District 1): Ordinance rezoning a property at or near 12102 Leopard Street from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

PURPOSE:

To allow for the construction of a Dollar General retail store.

BACKGROUND AND FINDINGS:

The subject property is a 5.07-acre parcel in the northwest area, bounded at the north by Interstate Highway 37 (IH-37), at the south by Leopard Street (a secondary arterial), and situated west of Callicoatte Road (a primary arterial). East of the site, the abutting properties are zoned “CG-2” General Commercial and “RS-6” Single-Family 6 with Public/Semi-Public and Medium-Density Residential uses with a vacant parcel. To the west, properties are zoned “CG-2” General Commercial and “RS-6” Single-Family 6 Residential with Commercial and Low-Density Residential use. South of the site is a “RS-6” Single-Family 6 subdivision and a “CG-2” General Commercial property with a commercial use.

The applicant is proposing a 10,640-square-foot, single-story, Dollar General retail store. It will be located along Leopard Street, at the southern portion of the 5.07-Acre parcel. It will operate between the hours of 07:00 AM and 09:00 PM, seven days per week, and will have approximately 6 employees.

Typical uses allowed in the CG-2 zoning district are apartments, restaurants, retail and service, offices, bars, mini-storage, vehicle sales and repair, and car wash.

The proposed rezoning is consistent with the City of Corpus Christi Comprehensive

Plan and the Northwest Area Development Plan. It is, however, inconsistent with the Future Land Use Map's designation of a Medium-Density Residential use. The proposed development is appropriately sited, compatible with the adjacent uses, and addresses locational needs.

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 proposed approval of the change of zoning.

ALTERNATIVES:

1. Denial of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission and Staff recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District on February 8, 2023.

Vote Count:

For:	7
Vacant:	2
Opposed:	0
Absent:	0
Abstained:	0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report