

ZONING REPORT

Case # 0322-05

Applicant & Subject Property			
City Council District: 1 Owner: Bacon and Beef LLC Applicant: City of Corpus Christi Address and Location: 817 S. Staples Street, located on the west side of Staples Street, north of Hancock Avenue, south of Coleman Avenue, east of Alameda Street Legal Description: 50 feet x 129 feet east of Lot 2, Block 1, Johnson Acreage of Subject Property: 0.1481			
Zoning Request			
From: "CI" Intensive Commercial District To: "CI/H" Intensive Commercial District with a Historic Overlay Purpose of Request: To designate a historic overlay to honor the cultural history of the property.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"CI" Intensive Commercial	Commercial	Mixed Use
North	"CI" Intensive Commercial	Commercial	Mixed Use
South	"CI" Intensive Commercial	Commercial	Mixed Use
East	"CI" Intensive Commercial	Commercial	Mixed Use
West	"RM-3" Multifamily	Vacant	Mixed Use
Corpus Christi Comprehensive Plan			
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. Area Development Plan: According to Plan CC the subject property is located within the Downtown Area Development Plan (ADP) (Adopted March 27, 2018). Future Land Use Map: Mixed Use			
Public Notification			
Number of Notices Mailed – 22 within 200-foot notification area Returned Notices: In Favor – 0 inside notification area In Opposition – 0 inside notification area 0.00% in opposition within the 200-foot notification area			
Public Hearing Schedule			
Landmark Commission Hearing Date: April 28, 2022 City Council 1st Reading/Public Hearing Date: May 10, 2022 City Council 2nd Reading Date: May 17, 2022			

Comprehensive Plan Consistency:

- The proposed rezoning is consistent with adopted Comprehensive Plan.
- The Corpus Christi Preservation Plan and the Unified Development Code (UDC) in Section 3.4.1 (Historic Overlay District or Landmark Designation) and in Section 6.3.1. (-H, Historic Overlay)

describes the following applicable characteristics of designating properties with a historic and cultural value:

- Section 3.4.1 Historic Overlay, Applicability
 - The Landmark Commission may recommend, and the City Council may approve the expansion of an historic overlay zoning district of the application of such zoning district to a new area in accordance with this Section. Its identification with a person who significantly contributed to the culture and development of the City.
 - The Landmark Commission may recommend, and the City Council may approval the designation of a landmark is the Landmark Commission finds that the proposed landmark merits such designation according to this section.
- Section 6.3.1. Historic Overlay, Purpose
 - Safeguard the heritage of the City by preserving sites and structures which reflect elements of the City's cultural, social, ethnic, political, archeological and architectural history;
 - Foster civic pride in the beauty and notable accomplishments of the past;
 - Promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City.
 - Enhance the visual and aesthetic character, diversity and interest of the City.

Staff Analysis:

The Landmark Commission (LC) initiated the rezoning on March 24, 2022. The LC holds a public hearing on April 28, 2022 and recommended approval to City Council. A public hearing will also be held at City Council. The property owner consents to the designation.

The subject property meets the following review criteria for historic districts and landmarks as set for in the UDC 3.4.4:

- The property has character, interest, or value as part of the development, heritage or cultural characteristics of the City, State of Texas, or the United States.
- The property exemplifies the cultural, economic, social, or historic heritage of the City.
- The property embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.

If designated, any future proposed changes to the building that are beyond ordinary repair and maintenance or demolition would require a Certificate of Appropriateness from the Landmark Commission.

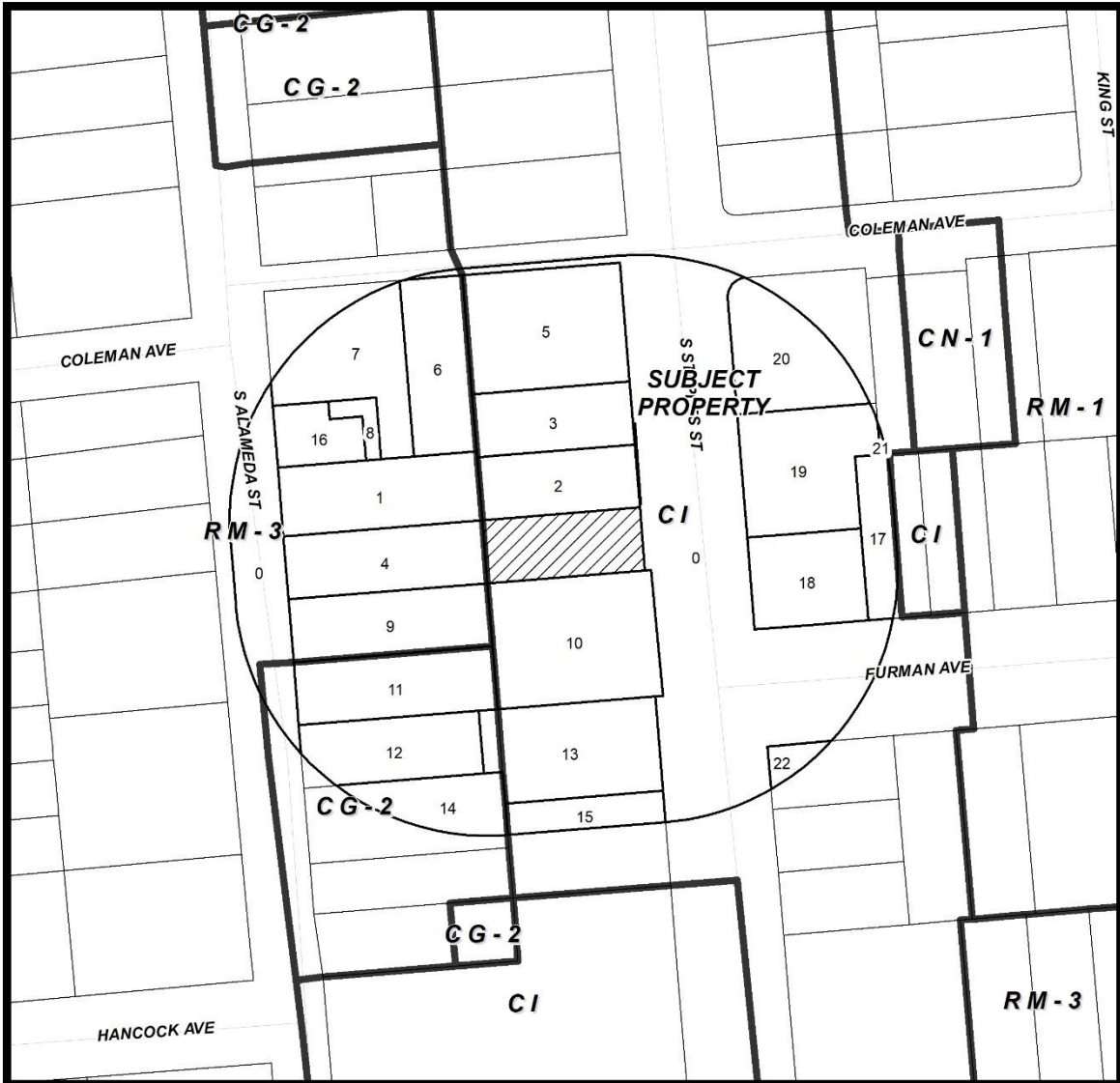
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, Comprehensive Plan consistency, historical significance, and considering public input, staff proposes approval of the change of zoning.

Landmark Commission and Staff Recommendation: Approval of the change of zoning from the "CI" Intensive Commercial District to "CI/H" Intensive Commercial District with a Historic Overlay.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)

ATTACHMENT A: Location Map (Existing Notice & Zoning Area)



CASE: 0322-06

Zoning and notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-2 General Commercial	RS-TH Townhouse
CG-1 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer

Owners in favor

4 Owners within 200' listed on attached ownership table

Owners in opposition



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), **LOCATION MAP**