



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 10/12/21
Second Reading Ordinance for the City Council Meeting 10/19/21

DATE: August 19, 2021

TO: Peter Zanoni, City Manager

FROM: Al Raymond, AIA, Director
Development Services Department
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Rezoning a property at or near 6342 Old Brownsville Road

CAPTION:

Zoning Case No. 0821-05, Michael McDonough: (District 3) Ordinance rezoning property at or near 6342 Old Brownsville Road from the "RS-6" Single-Family 6 District to the "FR" Farm Rural District.

SUMMARY:

The purpose of the rezoning request is to allow for the continued use of horse stables.

BACKGROUND AND FINDINGS:

The subject property totals 14.89 acres in size and is currently zoned "RS-6" Single-Family 6 District and consists of horse stables that have been in operation since the 1970s. The subject property was annexed in 1962. To the north, east, and west are large tract vacant properties zoned "FR" Farm Rural District and "RS-6" Single-Family 6 District respectively. To the south are two single-family homes zoned "RS-6" Single-Family 6 District.

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a commercial use. The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map compatible with the adjoining properties. The proposed rezoning does not have a negative impact upon adjacent properties. The use has been in operation since the 1970s. The former Corpus Christi Zoning Ordinance did not allow farm, agricultural, and livestock uses by-right in the former "R-1B" One-Family Dwelling District (now known as the "RS-6" Single-Family 6 District). The proposed rezoning would bring the livestock use into compliance with the UDC. According to AICUZ Compatible Land Use Guidelines, a farm or livestock use is acceptable in the APZ-2 designated areas. Section 5.2.19 of the Unified Development Code (UDC) states, "A public or private stable shall be permitted in accordance with the use tables in Article 4 provided that the stable shall be located a minimum of 300 feet from a residential structure that is located on any property in separate ownership."

Public Input Process

Number of Notices Mailed
6 within 200-foot notification area
1 outside notification area

As of August 19, 2021:

In Favor	In Opposition
1 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.00% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

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

ALTERNATIVES:

1. Denial of the zoning to the "RS-6" Single-Family 6 District to the "FR" Farm Rural District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

The Planning Commission recommended approval of the zoning to the "RS-6" Single-Family 6 District to the "FR" Farm Rural District on August 18, 2021.

Vote Count:

For: 8
Opposed: 0
Absent: 1
Abstained: 0

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report