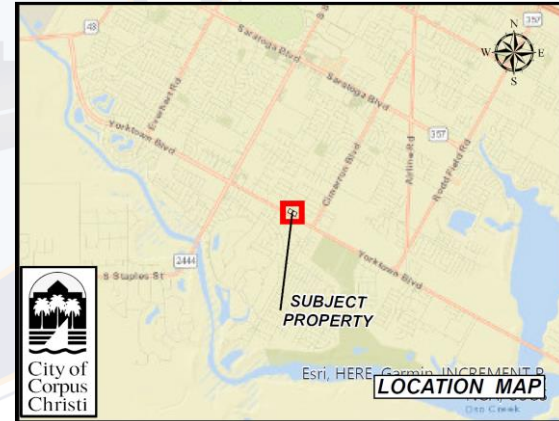


Zoning Case 0124-05

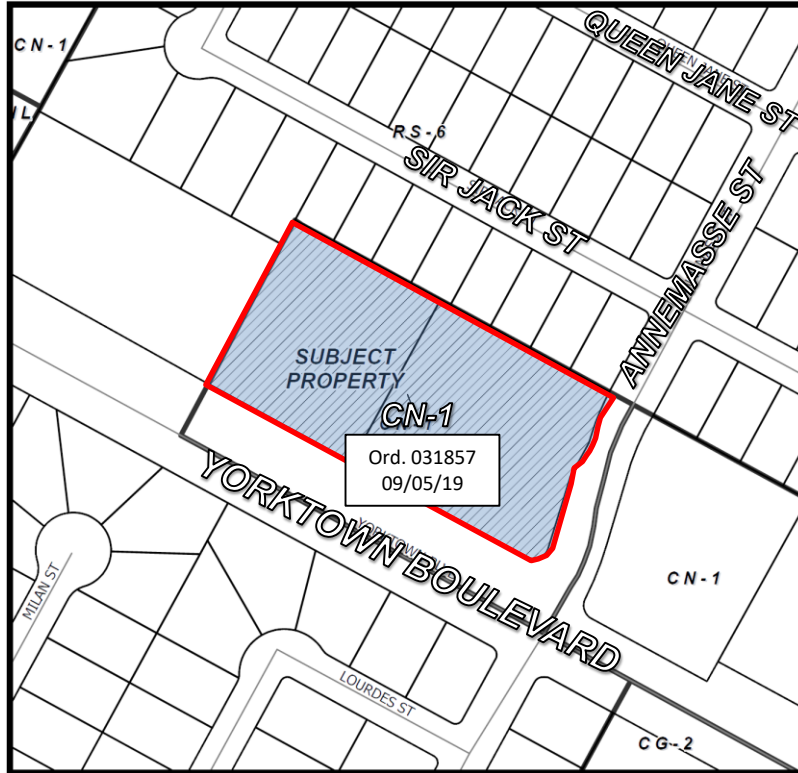
Corpus Christi Corridor LLC DISTRICT 5

Rezoning for a property at
6202 Yorktown Boulevard
From "CN-1" to "CG-2"



City Council
February 27, 2024

Zoning and Land Use



Proposed Use:

Expanded Commercial Uses to include Bar/Tavern.

Area Development Plan:

Southside (Adopted on March 17, 2020)

Future Land Use Map:

Commercial

Existing Zoning:

"CN-1" Neighborhood Commercial

Adjacent Land Uses:

- North: Medium-Density Residential, Zoned "RS-6"
- South: Medium-Density Residential, Zoned "RS-6"
- East: Commercial, Zoned "CN-1"
- West: Vacant, Zoned "RS-6"

Public Notification

36 Notices mailed inside the 200' buffer
6 Notices mailed outside the 200' buffer

Notification Area



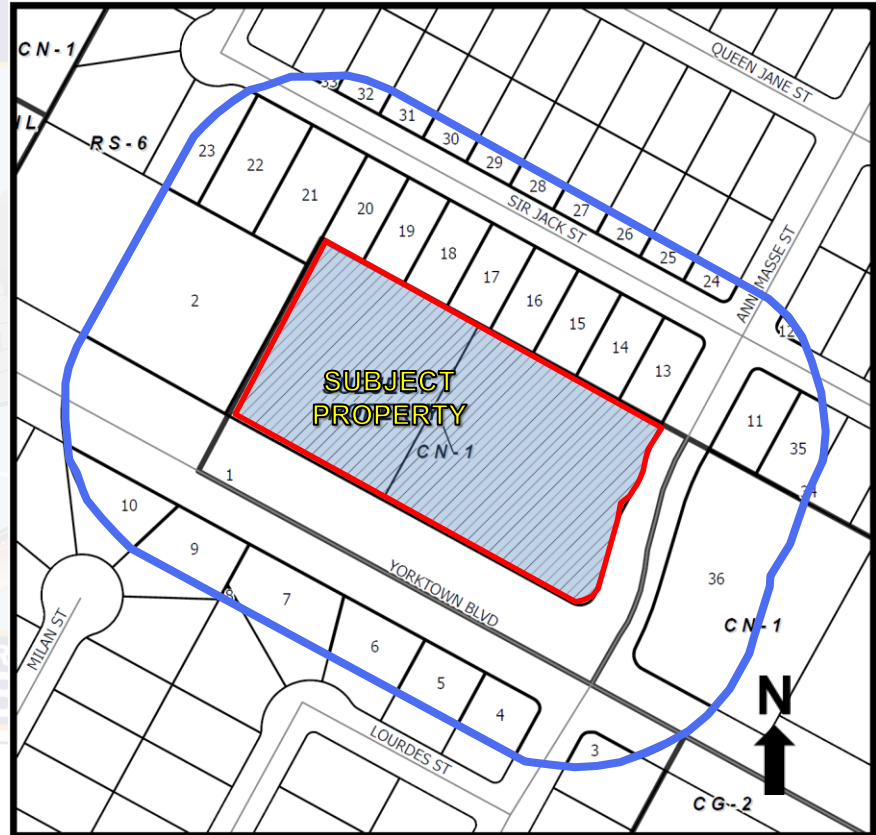
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



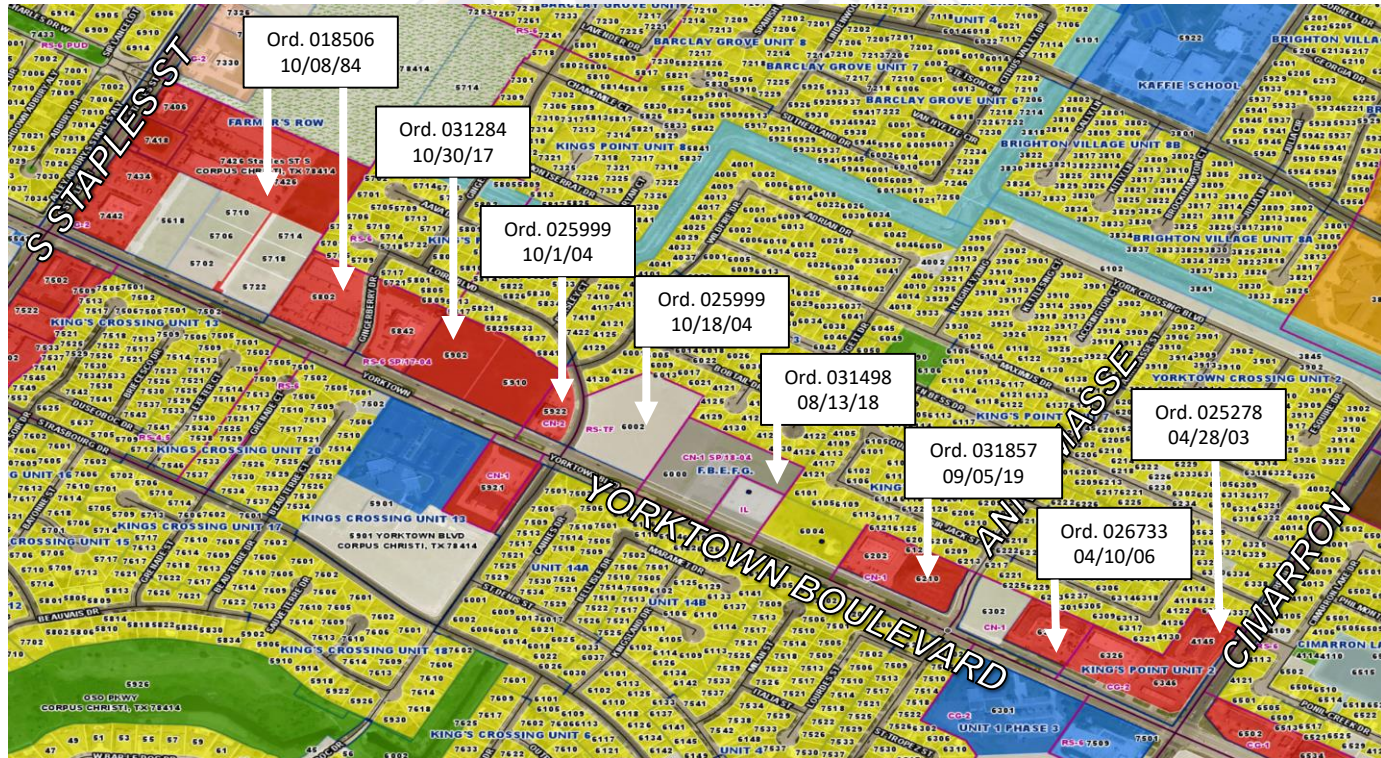
In Favor: 0 (0.00%)



Note: Notified property owner's land in square feet divided by the footage of all property in the notification area equals the percentage of public opposition.



Commercial Nature of Yorktown Boulevard



Buffering Incompatible Uses



UDC §7.3.10

Requirements for Buffering Incompatible Uses

- For commercial uses adjacent to a parcel zoned for or occupied by residential uses, construction of a solid screening fence 6 feet in height is required.

UDC § 7.9.8

Use of Walls Within Required Zoning District Buffer Yard (Noise Generators)

- For a dumpster or loading zone located adjacent to a single-family district, a minimum 7-foot wall shall be required.
- For visual continuity, the height, materials, and appearance of a wall or fence, must match the existing wall or fence located along the same block face and/or sides.

UDC §7.9.5 Required Zoning District Buffer Yard (New Development) CG to RS:

- Type C Buffer Yard will be required consisting of a minimum 15-foot-wide buffer yard and 15 points.
- 15 points is accomplished by an 8-foot solid masonry wall

Staff Analysis And Recommendation

- The proposed rezoning is consistent with many broader elements of the Comprehensive Plan (Plan CC) and the FLUM's (Future Land Use Map) designation of commercial; therefore, will not warrant an amendment to the Future Land Use Map.
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning will not have a negative impact on the surrounding neighborhood regarding noise.
- The marketability of the subject property would be increased with the "CG-2" General Commercial District that fronts Yorktown Boulevard rather than the "CN-1" Neighborhood Commercial District.
- A Type C Buffer Yard will be required consisting of a minimum 15-foot-wide buffer yard plus at least 15 points abutting the "RS-6" Single-Family 6 District to the north of the subject property, as defined in Section 4.9.5. A. of the Unified Development Code. (UDC).

PLANNING COMMISSION AND STAFF RECOMMENDATION: Approval of the rezoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District.