



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 4110 Molina Drive

CAPTION:

Zoning Case No. 0821-04, Michael Gallardo and Nancy Torres: (District 2) Ordinance rezoning property at or near 4110 Molina Drive from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District.

SUMMARY:

The purpose of the rezoning request is to allow for the construction of a single-family home.

BACKGROUND AND FINDINGS:

The subject property totals 0.46 acres in size and is currently zoned "CN-1" Neighborhood Commercial District, consists of vacant land (former single-family home until the late 1970s). The subject property was annexed in 1954. To the north is a single-family residential home zoned "CN-1" Neighborhood Commercial District. To the south are single-family residential homes zoned "RS-6" Single-Family 6 District. To the east and west are single-family residential homes zoned "CN-1" Neighborhood Commercial District.

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties. The former Corpus Christi Zoning Ordinance allowed single-family homes as a by right use in the former "B-1" Neighborhood Business District (now known as the "CN-1" Neighborhood Commercial District).

Public Input Process

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

As of August 19, 2021:

In Favor
0 inside notification area
0 outside notification area

In Opposition
1 inside notification area
0 outside notification area

Totaling 1.88% 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 "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

The Planning Commission recommended approval of the zoning to the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 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