

Zoning Case 0223-01



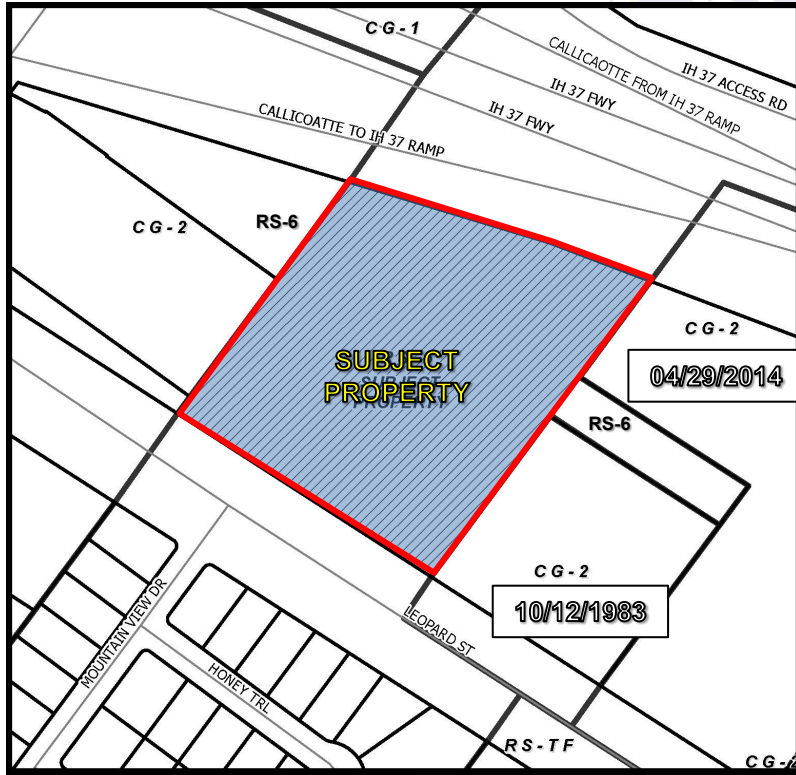
Mehran & Sepideh Vatankhah
DISTRICT 1

Rezoning for a property at or near
12102 Leopard Street
From "RS-6" to "CG-2"



City Council
March 21, 2023

Zoning and Land Use



Proposed Use:

Commercial Development (Dollar General retail store)

Area Development Plan:

Northwest (Adopted January 9, 2001)

Future Land Use Map:

Medium-Density Residential

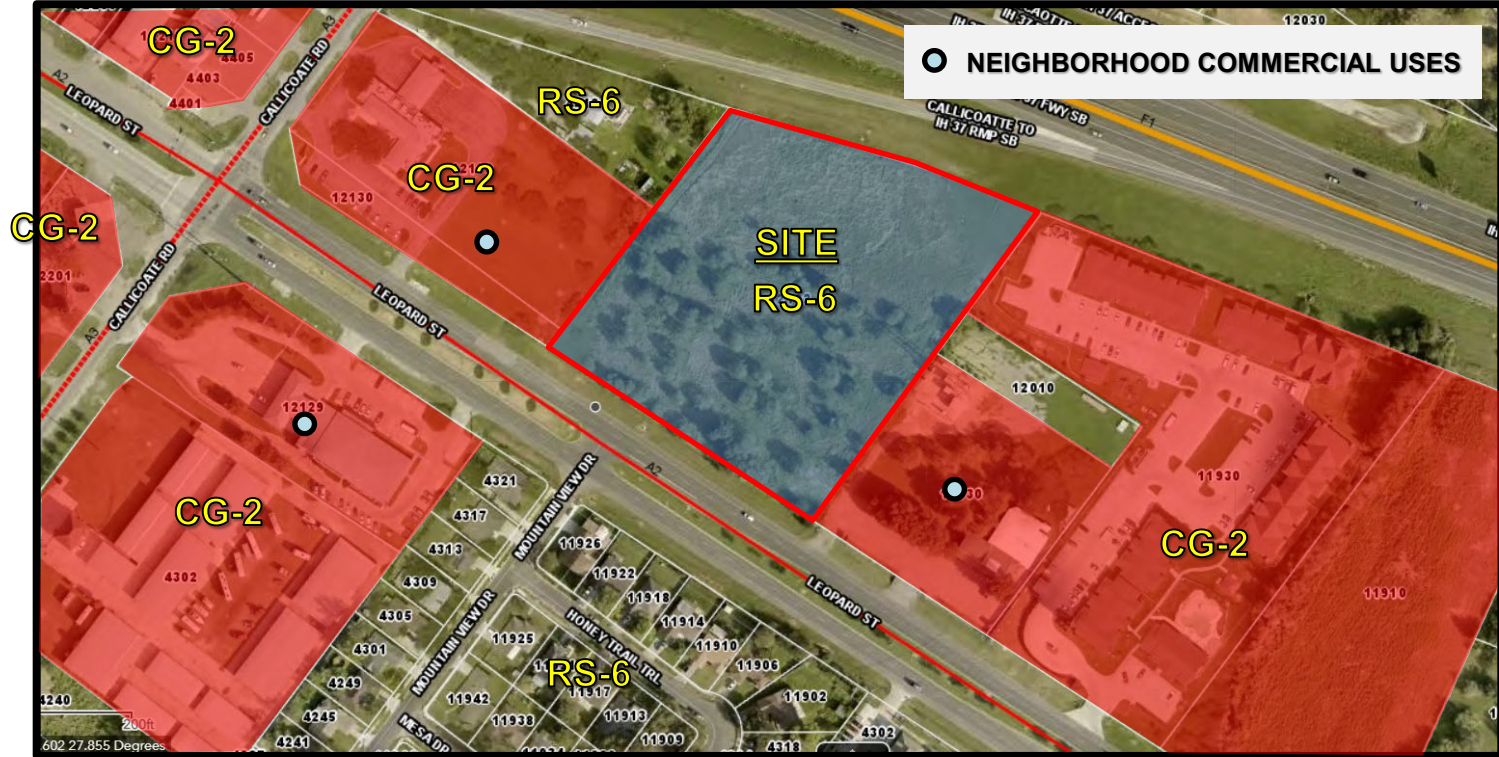
Existing Zoning:

"RS-6" Single-Family 6 District

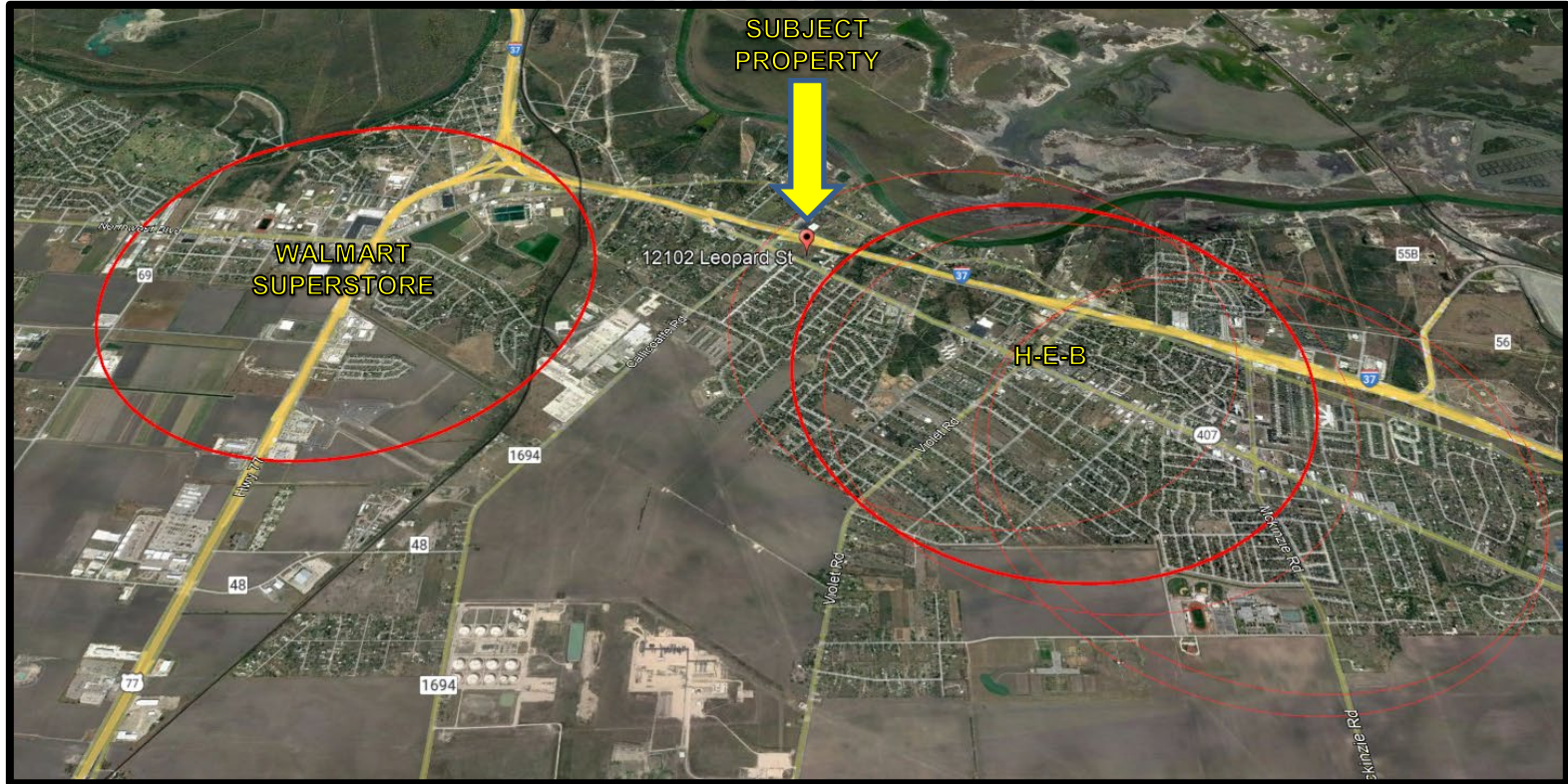
Adjacent Land Uses:

- North: Transportation (Interstate Highway 37)
- South: Low-Density Residential
- East: Vacant, Commercial, Public/Semi-Public, and Medium-Density Residential
- West: Low-Density Residential and Commercial

Leopard Street Corridor: East of Callicoa Road



Adjacent Grocery Stores



Public Notification

15 Notices mailed inside 200' buffer
3 Notice(s) mailed outside 200' buffer

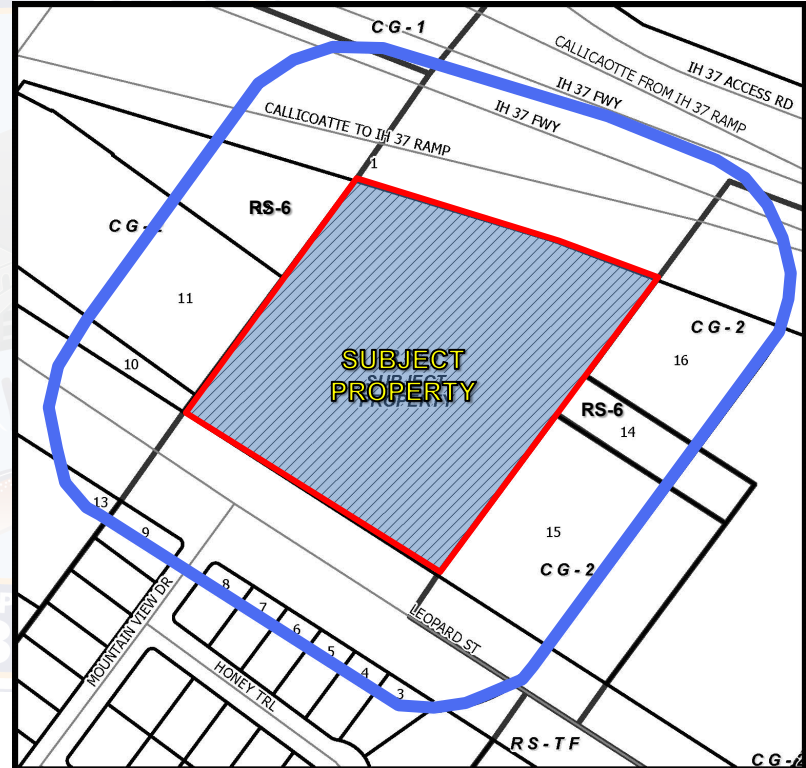
Notification Area



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



In Favor: 0 (0.00%)



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



Staff Analysis And Recommendation

- The proposed rezoning is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.
- The proposed rezoning is inconsistent with the Future Land Use Map (FLUM) and will warrant a change to the map.
 - The Future Land Use Map (FLUM) designates a Medium-Density Residential use (RS-6 to RS-TF Districts), however the abutting zoning district is “CG-2” General Commercial.
 - The Future Land Use Element of the City of Corpus Christi Comprehensive Plan encourages appropriate transitions between residential and commercial uses and the abutting parcels are subject to more intense commercial uses in the future due to their zoning designation.
- The proposed rezoning is consistent with many policy statements of the Northwest Area Development Plan (ADP).
 - The Northwest Area Development Plan (ADP) finds this type of development desirable to serve the outlying areas of the plan. The City of Corpus Christi Comprehensive Plan recommends so as well. Such developments are a necessity and can serve residents and workers of the neighborhoods in the area.
 - The development is in an area that is underserved by grocery stores and convenience shops. Dollar General is one of very few convenience shops that have started to introduce fresh produce into their stores.

Staff Analysis And Recommendation (Cont.)

- Staff does not foresee any adverse effects on adjoining properties. It is compatible with the surrounding uses, neighborhood's character, and addresses locational needs.
 - The proposed development is appropriately sited between an interstate highway and arterial, and within 500 Feet of the Callicoatte Road/Leopard Street intersection per the nodal approach.
 - East of the site is a banking center, and VFW (Veterans of Foreign Wars) office west on large lots. The adjoining residential lot contains a three-story apartment complex. The City of Corpus Christi Comprehensive Plan recommends placement of high-density residential developments in proximity to commercial uses.
 - The dominating land use along Leopard Street in the northwest area is commercial.
 - Both Walmart and H-E-B are closer to the northwest area's edges. While not a grocery store, a Dollar General can help those with limited or no access to a vehicle.

STAFF RECOMMENDATION: Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.