

ZONING REPORT

Case # 0523-02

Applicant & Subject Property			
City Council District: 1 Owner: Diego Vasquez Applicant: Diego Vasquez Address: 1113 Comanche Street, located along the south side of Comanche Street, east of Waco Street, and west of North Staples Street (FM 2444) Legal Description: Lot 6, Block 2020, Bluff Portion Acreage of Subject Property: 0.17 acres Pre-Submission Meeting: April 20, 2023			
Zoning Request			
From: "CI" Intensive Commercial District To: "IL" Light Industrial District Purpose of Request: To allow for the warehousing of goods, welding, and a machine repair shop.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"CI" Intensive Commercial	Vacant	Mixed Use
North		Professional Office	
South		Vacant	
East		Medium-Density Residential	
West	"IL" Light Industrial	Professional Office	
Plat Status: Platted. Military Compatibility Area Overlay District: No. Code Violations: None.			
Transportation and Circulation			
	Designation-Urban Street	Section Proposed	Section Existing
Comanche Street	"C1" Minor Residential Collector	2 Lanes, 60 Feet	2 Lanes, 60 feet
Waco Street	Local Residential	2 Lanes, 50 Feet	2 Lanes, 50 Feet
Transit: The Corpus Christi RTA provides service to the subject property via Morgan/Port Route 16, Staples Route 29, and Arboleda Route 21.			

Bicycle Mobility Plan: The subject property is located on a proposed 1-way Cycle Track on Comanche Street.

Utilities

Gas: 2" WS line along Comanche Street.
Stormwater: 15" RCP line along Comanche Street.
Wastewater: 8" VCP along Waco Street.
Water: 6" PVC line along Waco Street.

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 (ADP): According to Plan CC the subject property is located within the Downtown Area Development Plan (Adopted on May 28, 2013).
Water Master Plan: No improvements have been proposed.
Wastewater Master Plan: No improvements have been proposed.
Stormwater Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed	<ul style="list-style-type: none">• 19 within a 200-foot notification area• 5 outside 200-foot notification area
In Opposition	<ul style="list-style-type: none">• 1 inside the notification area• 0 inside the notification area• 3.65 % in opposition within the 200-foot notification area (1 individual property owner)

Public Hearing Schedule

Planning Commission Hearing Date: May 31, 2023
City Council 1st Reading/Public Hearing Date: July 18, 2023
City Council 2nd Reading Date: July 23, 2023

Background:

The applicant purchased the subject property in 2020. Prior to the purchase of the subject property, the applicant purchased 2 adjacent properties in 2016 on N. Staples Street and Waco Street. The applicant is adjacent to a barbeque restaurant in N. Staples that is open for the early lunch hour and is the owner/operator of a welding shop also located adjacent to the property. The applicant has purchased the subject property to expand separate business endeavors to include custom welding services. The applicant has taken steps to clear the subject property to avoid vandalism and vagrancy and expand his business where he is the sole employee.

Comprehensive Plan Consistency:

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
 - Economy and Workforce
 - Corpus Christi has a robust “entrepreneurial ecosystem” that supports a thriving small business community.
 - Promote a community culture that recognizes innovation and entrepreneurship.
 - Corpus Christi is a community of choice for talented entrepreneurs and professionals.
 - Future Land Use, Zoning, and Urban Design
 - Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

- **Future Land Use Map:** The proposed rezoning is inconsistent.
 - Designated Future Land Use: Mixed Use.
 - Mixed use can include vertical and horizontal mixture of uses, including housing, offices, ground-floor retail, services, restaurants and entertainment, cultural amenities, and so on.

Staff Analysis:

“While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

The proposed rezoning is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan:

- The proposed rezoning promotes an entrepreneurial ecosystem that has proven successful and is expanding.
- The proposed rezoning values entrepreneurial innovation supporting two, separate business fronts.
- Promotes a mix of land use between lunch hour office and custom welding services.

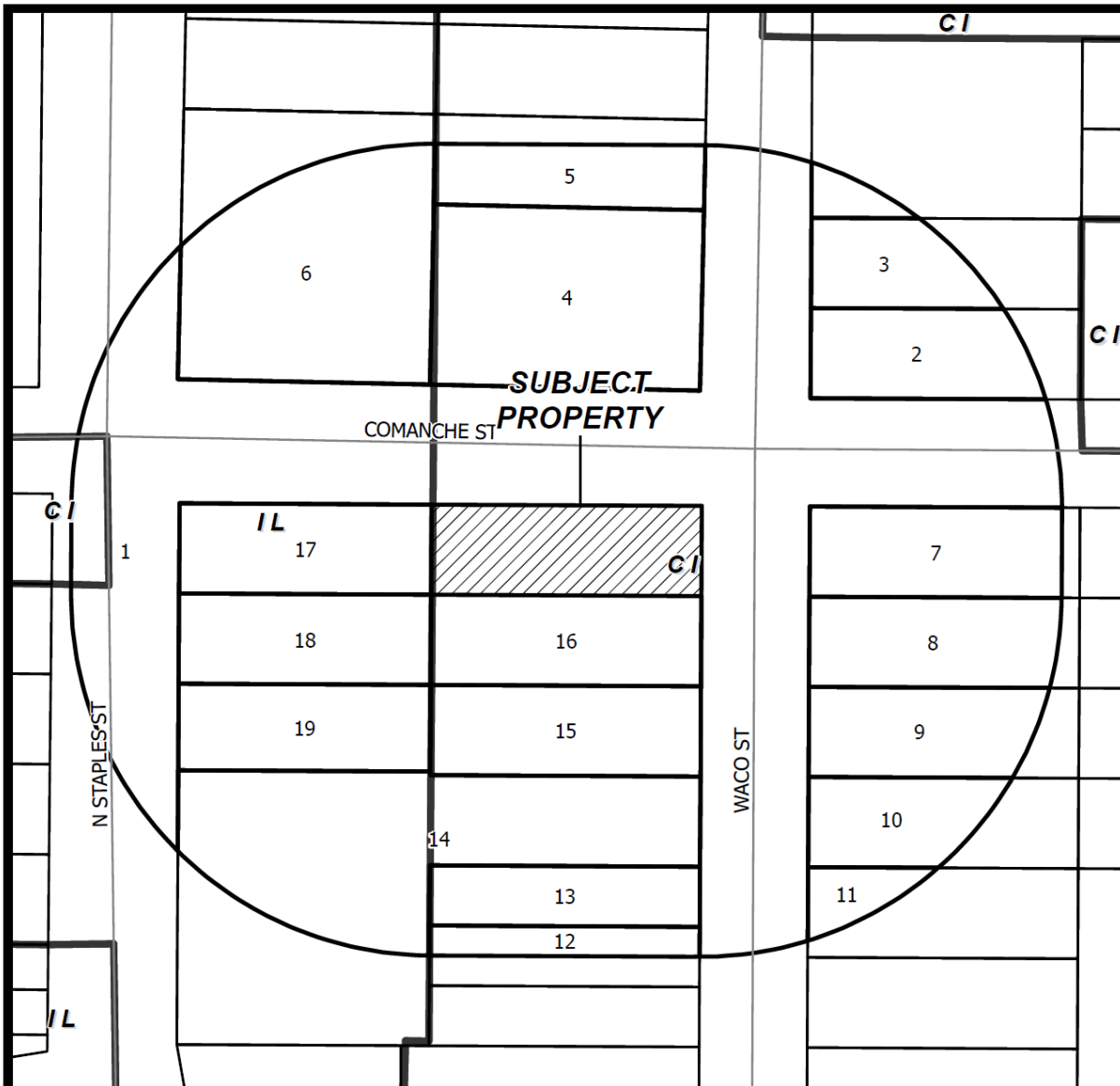
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends a Special Permit in conjunction with the base zoning district that will only allow the additional use of warehousing goods, welding, and a machine repair shop. Such rezoning will protect the base zoning uses and prohibit more intensive uses that would be allowed in the requested zoning district.

Planning Commission and Staff Recommendation (May 31, 2028): Denial of the requested change of zoning in lieu thereof, approval of the "CI/SP" Intensive Commercial District with a Special Permit subject to the following conditions:

1. Use: The only use allowed on the subject property other than uses permitted in the base zoning districts are warehousing of goods, welding, and a machine repair shop.
2. Screening Fence: A minimum of a seven-foot-tall screening fence is required to be constructed.
3. Lighting: All lighting shall be shielded, and pole lights shall be of the full cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.
4. Outdoor storage is prohibited.
5. Welding and machine repair shall be done entirely within an enclosed building.
6. Hours of Operation: The hours of operation shall be limited from 6:00 AM to 10:00 PM.
7. Signage: No pole-mounted signage is allowed along Waco Street.
8. Noise: Noise regulations shall be subject to Section 31-3 of the Municipal Code.
9. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
10. Time Limit: In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Attachments: (A) Existing Zoning and Notice Area map, (B) Returned Notices

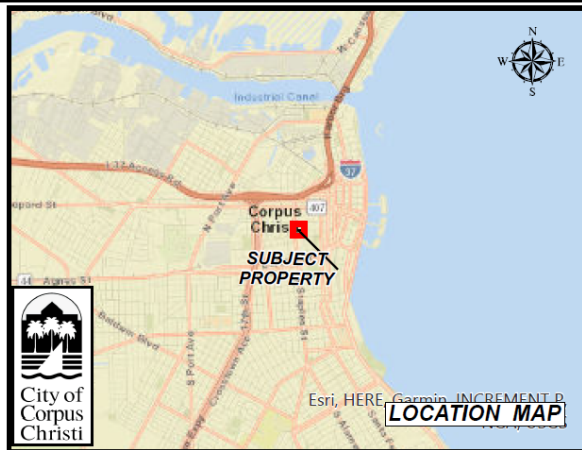
ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



CASE: 0523 02
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-1 General Commercial	RS-TH Townhouse
CG-2 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
 Owners within 200' listed on attached ownership table
 Owners in opposition



ATTACHMENT B : RETURNED NOTICES

PUBLIC HEARING NOTICE
City Council
Rezoning Case No. 0523-02

Diego Vasquez has petitioned the City of Corpus Christi to consider a change of zoning from the "CI" Intensive Commercial District to the "IL" Light Industrial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as

A property located at or near 1113 Comanche Street and described as Lot 6, Block 2020, Bluff Portion, located along the south side of Comanche Street, east of Waco Street, and west of North Staples Street (FM 2444). Refer to the map on the reverse side.



The City Council will conduct a public hearing and first reading to discuss and act on this rezoning request on Tuesday, July 18, 2023, during one of its regular meetings, which begins at 11:30 a.m. The hearing will be held in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning. For more information, call (361) 826-3105.

The City Council may recommend other intermediate zoning classifications and/or Special Permits. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3105.

Si usted atender esta junta y dirigirse a la commission y su ingles es limitado, alguien estara presente para ayudarlo a interpretar. Para mas informacion, por favor llamar a la oficina del secretario de la ciudad al number 361-826-3105.

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or via email to zoning@cotexas.com.

Property Owner(s) Name: Anthony James

Address: 321 WACO ST. C.C. TX Phone No: 361 926 4315

() In Favor () In Opposition

REASONS:


Signature

Case Manager: Elena Boentellic
Email: ecetrab@cotexas.com
Phone: 361-826-3596
INFOR Case No: 232N1017
Property Owner ID: 16