

Zoning 101

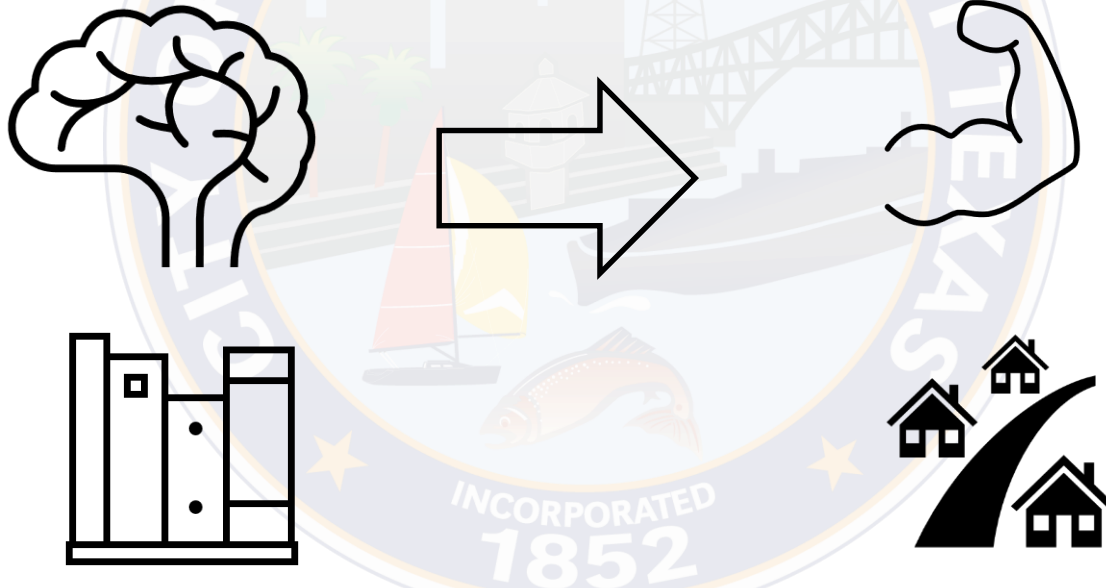
Planning Commission Training Series

Planning Commission
December 8, 2021

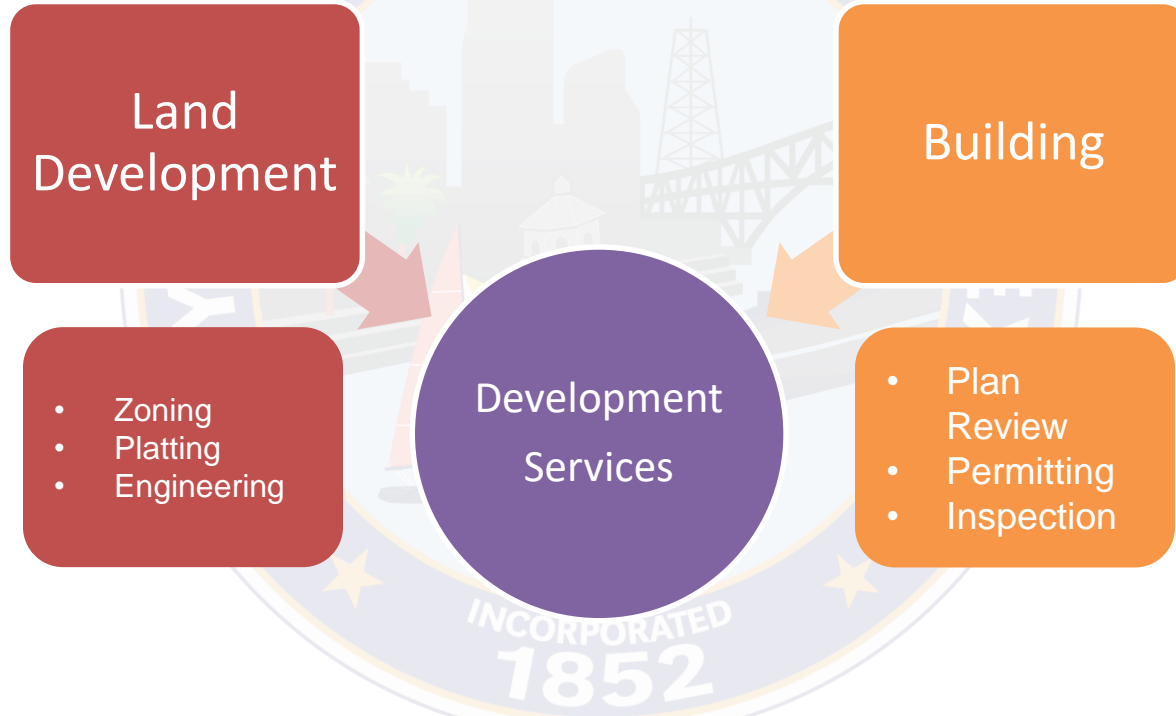
Where does Platting fit in?

Comprehensive Plan
(Plan CC)

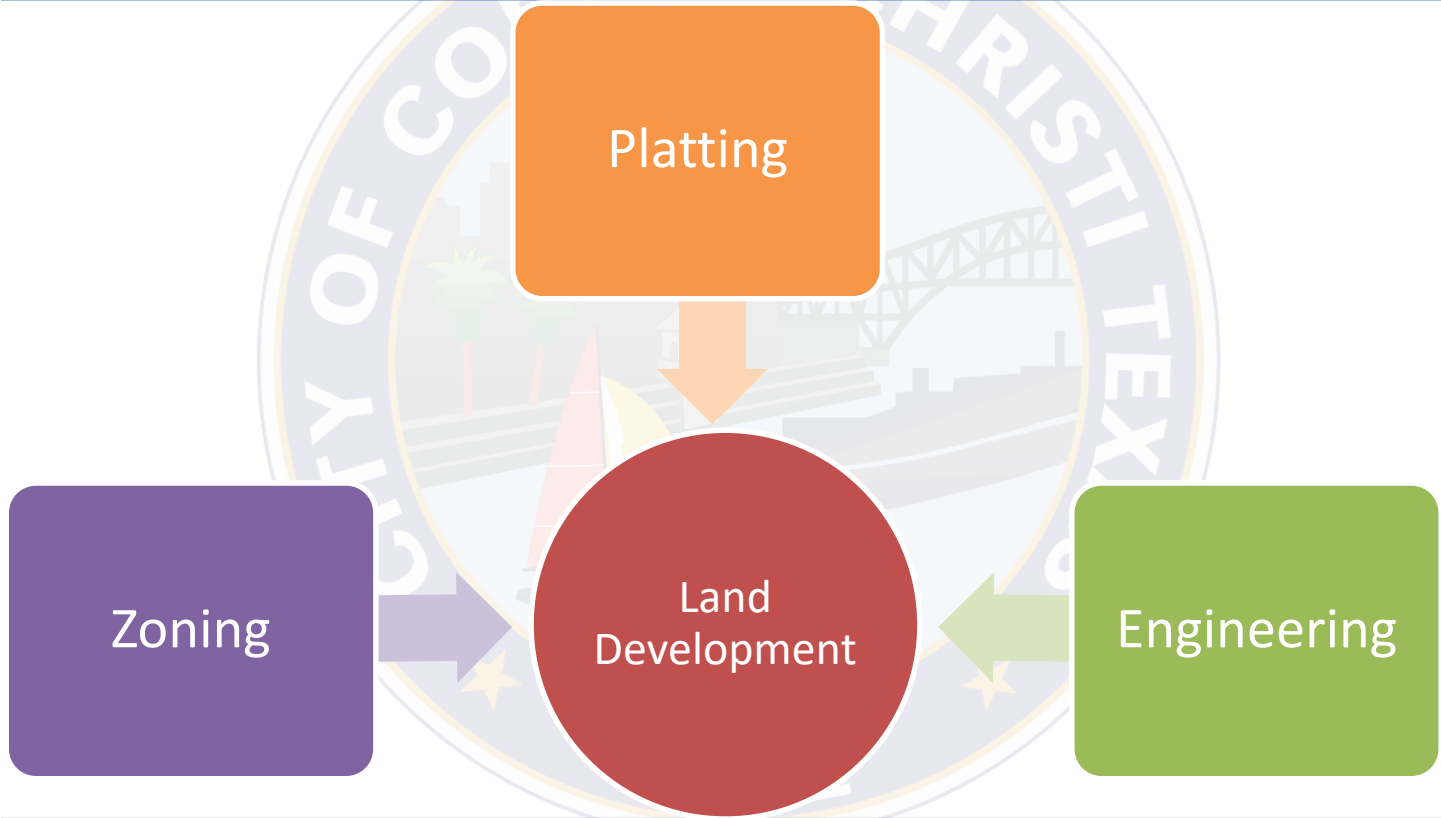
Platting and Zoning



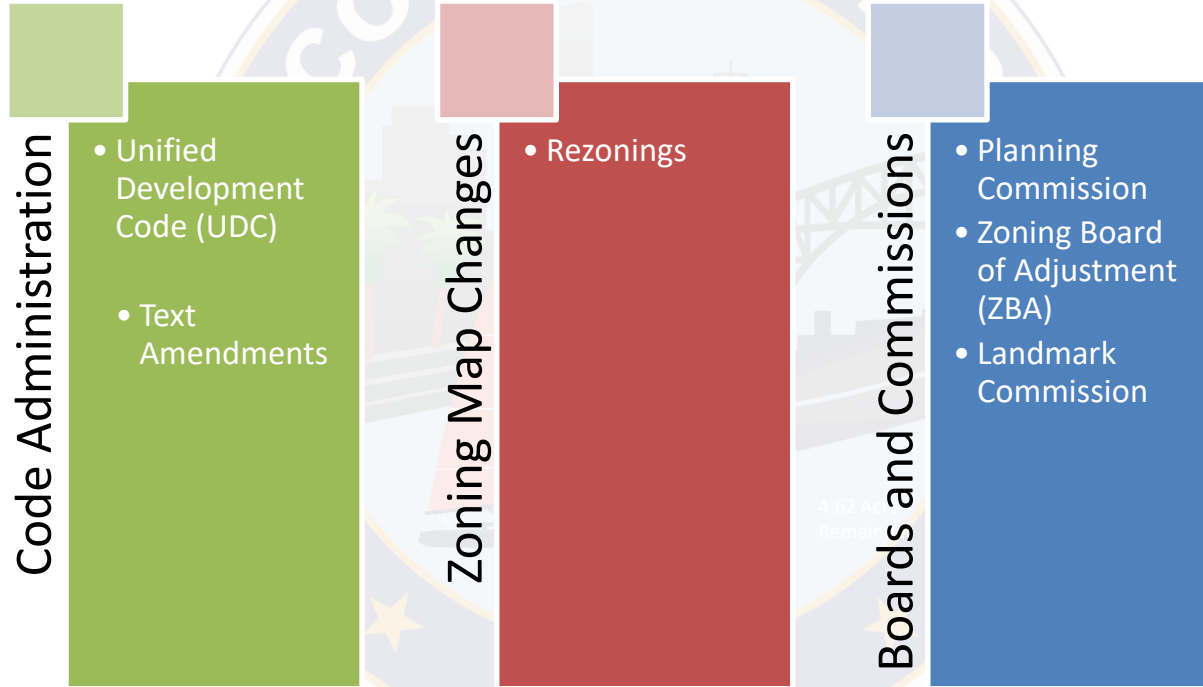
Development Services



Land Development

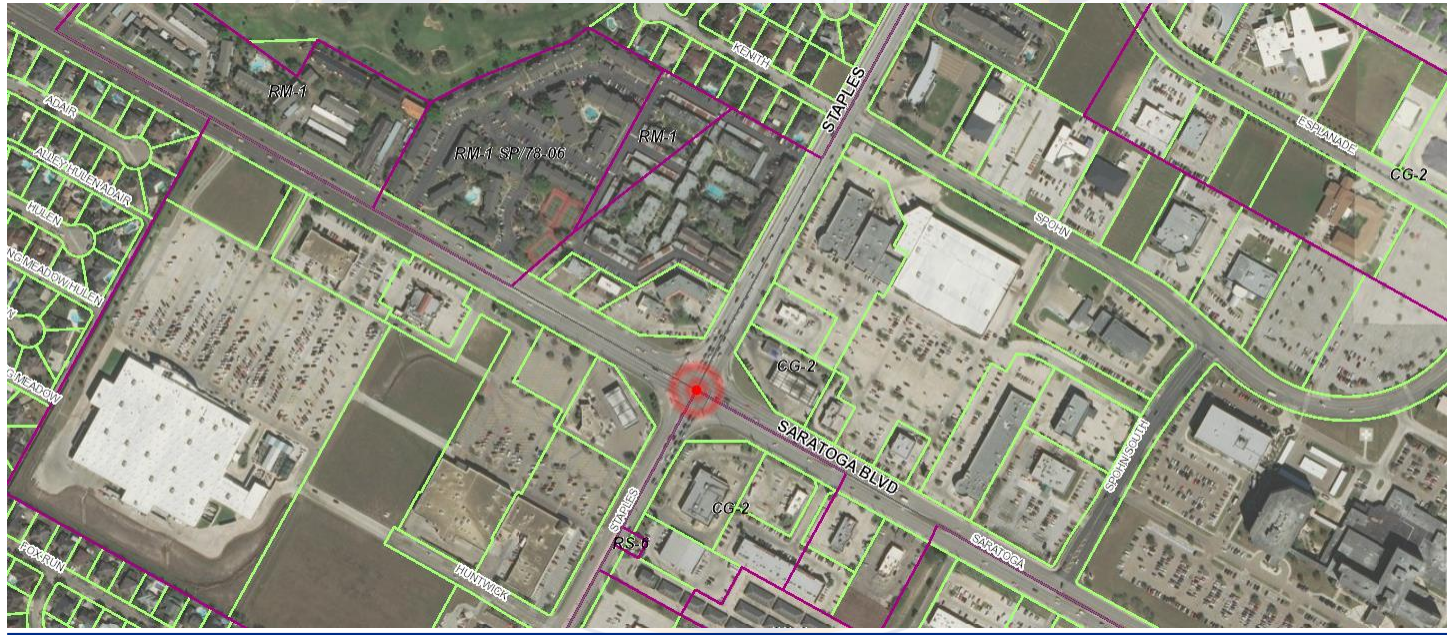


Functions of Zoning Division

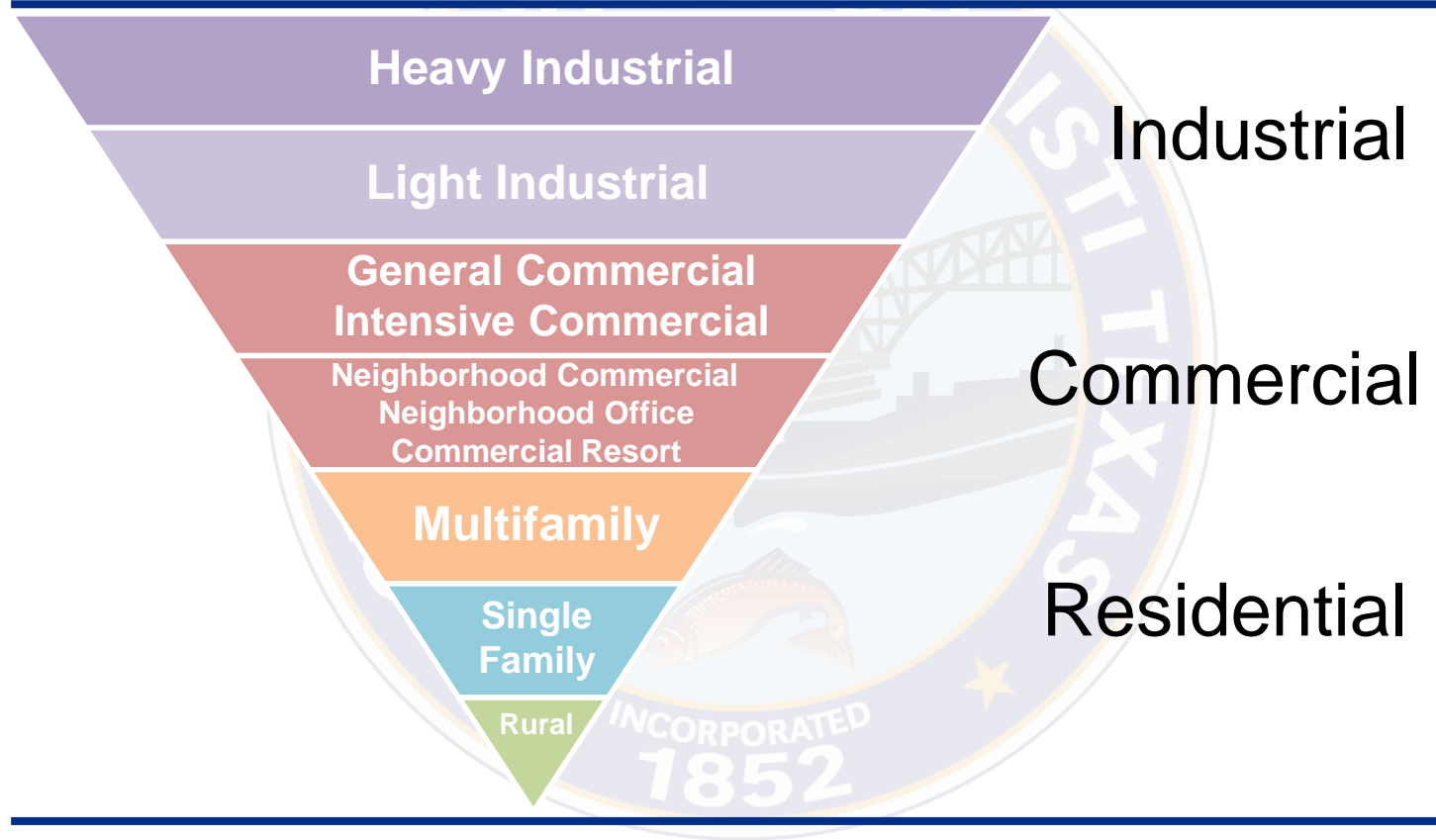


What is Zoning?

Zoning is how Federal, State, and Local governments divide up land use by zones to allocate certain kinds of properties and the types of land uses allowed in each particular zoning district.



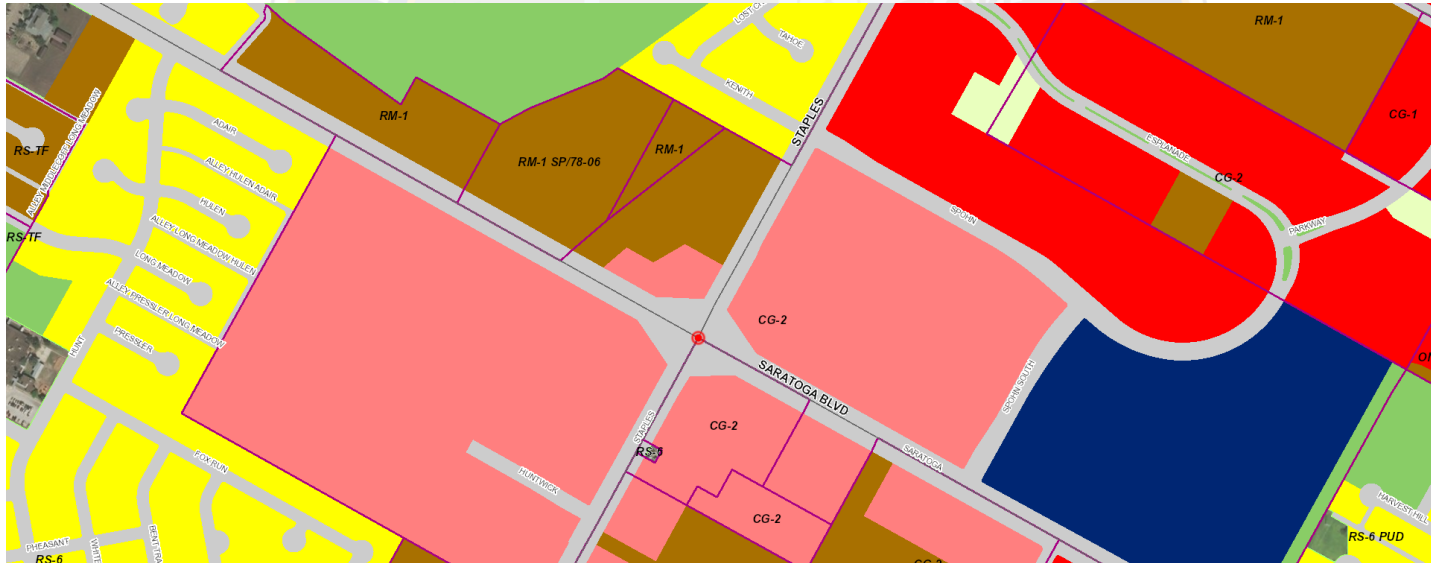
Zoning Districts



What is Land Use?

Types of Land Uses: Parks, Multifamily, Single-Family, Commercial

Future Land Use – Comprehensive Plan (Plan CC) – Projection



Special Districts and Overlays



Recreational Vehicles



Cottage Houses

Overlays:



Geography



Specific Use
(Special Permit)



Historic or
Cultural

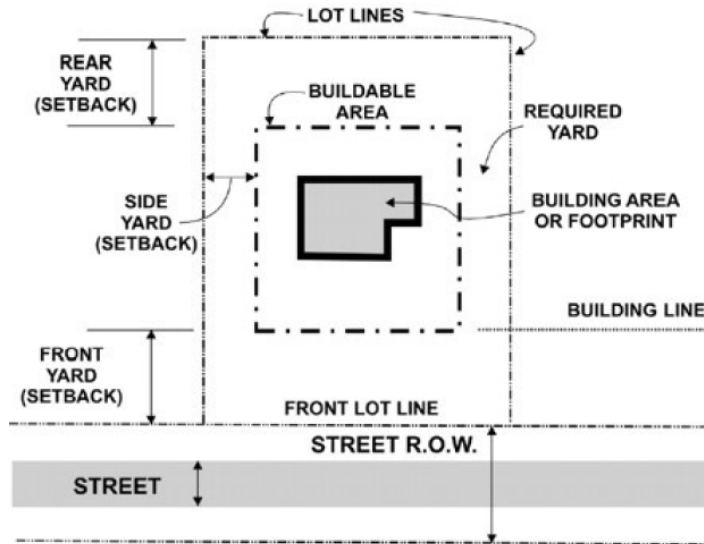
Rezoning

Factors Considered:



- Plans?
 - Future Land Use
 - Master Plans
- Proposed Use?
 - Business
- Site Limitations
 - Infrastructure
- History of Site
 - Was? Is? Will be?

Unified Development Code (UDC)



Site Requirements:

- Height/Setbacks/Open Space
- Landscaping
- Parking
- Lighting
- Buffer Yards
- Uses/Businesses
 - Home Occupations
 - Bars/Nightclubs
 - Design Standards

Enforcement & Compliance

Enforcement:



Code Enforcement

- Citizen Complaints



Banks/Title Companies

- Home Sales/Purchases

Compliance:



Building Permits

- Existing Nonconformities
- Change of Use (Business)

Rezoning Process

- Completeness Checklist
- Staff Review and Analysis
- Public Notice
- Planning Commission
- Public Notice
- City Council



Rezoning Analysis

3.3.5. Review Criteria

In determining whether to approve, approve with conditions or deny a Zoning Map amendment, the applicable review bodies shall consider the following criteria:

1. The Zoning Map amendments are consistent with the Comprehensive Plan.
2. The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
3. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
4. The Zoning Map amendment does not have a negative impact upon the surrounding neighborhood.

Special Permit vs. PUDs

Special Permit

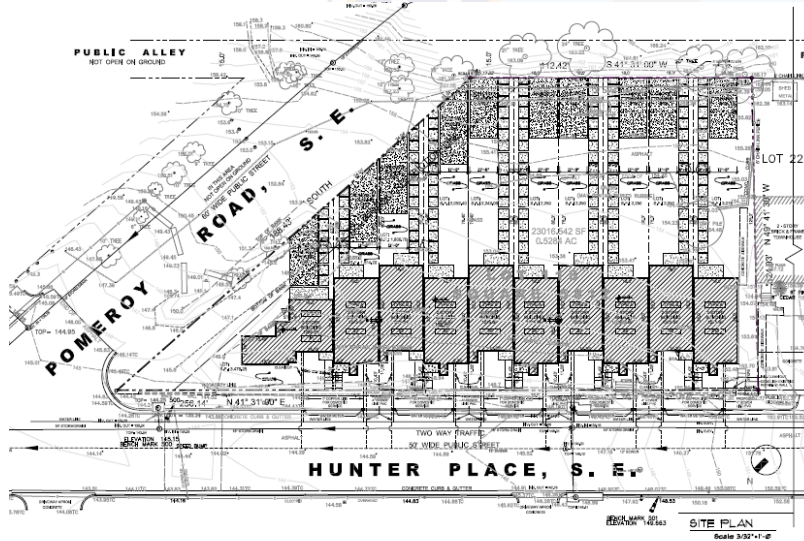
- Specific Use
- Conditions
- Keep underlying zoning district

PUD

- Variance (Flexibility)
- Alternative Development
- Master Site Plan (Married to Plat)

Zoning Board of Adjustment (ZBA)

Project Focused:



- Variances
 - Setbacks
- Special Use Exceptions (SUE)
 - Fuel Tanks
- Appeals
 - Code Interpretations

The seal of the City of Corpus Christi, Texas, is a circular emblem. It features a central illustration of a coastal scene with a sailboat, a fish, a bridge, and a city skyline. The text "CITY OF CORPUS CHRISTI TEXAS" is written around the top half of the inner circle, and "INCORPORATED 1852" is at the bottom. Two stars are positioned on the left and right sides of the bottom half.

Questions?