



AGENDA MEMORANDUM
Public Hearing & First Reading Ordinance for the City Council Meeting
08/16/2022
Second Reading Ordinance for the City Council Meeting 08/23/2022

DATE: July 15, 2022

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning a property at or near 1525 Morgan Avenue
--

CAPTION:

Case No. 0522-02, City of Corpus Christi (District 1): Ordinance rezoning property at or near 1525 Morgan Avenue (from the "CG-2" General Commercial District and the "RS-TF" Two-Family District to the "CN-1" Neighborhood Commercial District.)

SUMMARY:

The purpose of this rezoning is to allow for a Public/Civic Use, specifically for the construction of a new fire station.

BACKGROUND AND FINDINGS:

The subject property is 1.3 Acre. To the north, properties are zoned "CG-2" General Commercial, "ON" Neighborhood Office, and "RS-TF" Two-Family District with Commercial and Light Density Residential uses, and a few vacant. To the south, "CN-1" Neighborhood Commercial District and "RS-TF" Two-Family District with Light Density Residential and Medium Density Residential uses, and a few vacant. To the east, "RM-3" Multifamily District and "ON" Neighborhood Office District with Public/Semi-Public, Light Density Residential, Medium Density Residential, and Commercial uses. To the west, "RS-6" Single-Family 6 District, "ON" Neighborhood Office District, and "CG-2" General Commercial District with Light Density Residential, Professional, and General Commercial uses.

The proposed Fire Station is a replacement of the aging Fire Station #3, which was constructed in 1954, and is located adjacent to the subject property.

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 proposes approval of the change of zoning.

Conformity to City Policy

The proposed rezoning is consistent with the Future Land Use Map and many broader elements of the Comprehensive Plan and has direct access to an arterial street and commercial uses, and is adjacent to non-residential zoning.

Public Input Process

Number of Notices Mailed
40 within 200-foot notification area
2 outside notification area

As of August 12, 2022:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0 % 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 rezoning from the "CG-2" General Commercial District and "RS-TF" Two-Family District to the "CN-1" Neighborhood Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the change of zoning from the "CG-2" General Commercial District and "RS-TF" Two-Family District to the "CN-1" Neighborhood Commercial District on June 29, 2022.

Vote Count:

For:	7
Opposed:	0
Absent:	2
Abstained:	0

Staff recommended approval of the change of zoning from the "CG-2" General Commercial District and "RS-TF" Two-Family District to the "CN-1" Neighborhood Commercial District on June 29, 2022.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report