

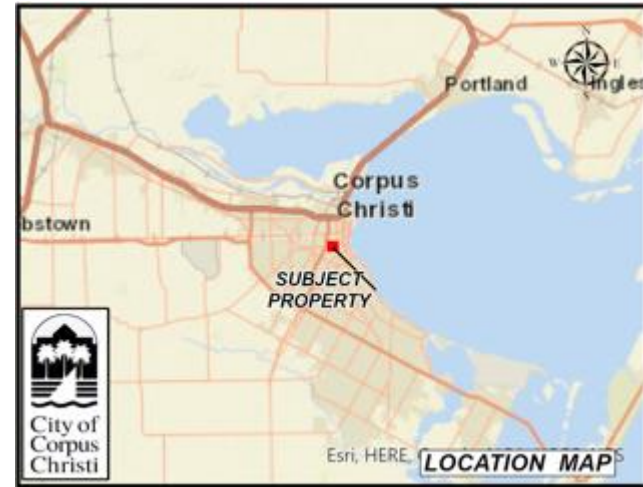
Zoning Case 0522-02



City of Corpus Christi

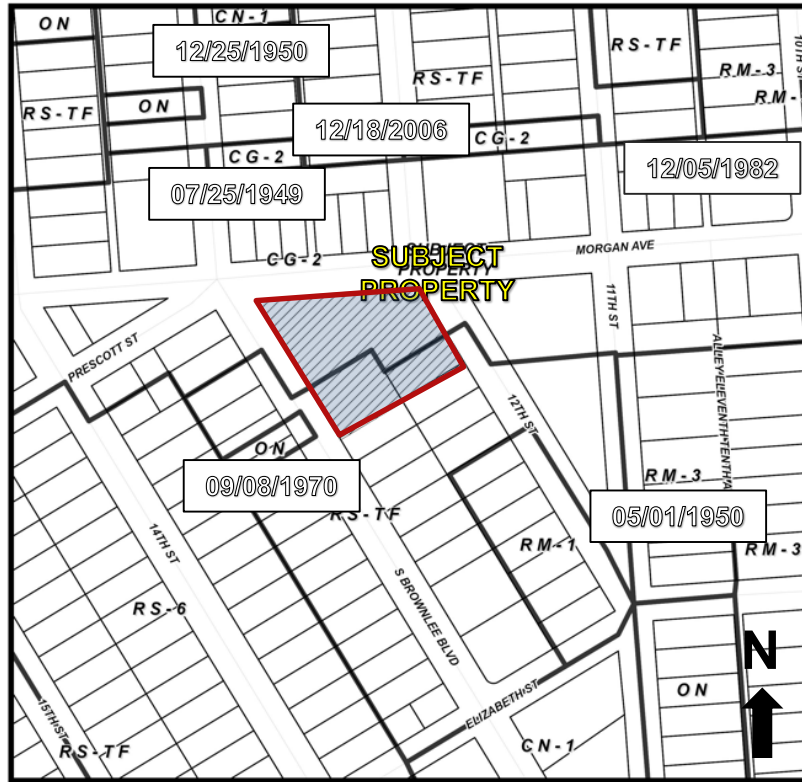
DISTRICT 1

Rezoning for a property at 1525 Morgan Avenue
From "CG-2" and "RS-TF" to "CN-1"



City Council
August 16, 2022

Zoning and Land Use



Proposed Use:

Public/Civic Use-Government Facility

Area Development Plan:

Southeast Area Development Plan

Future Land Use Map:

Government

Existing Zoning:

“CG-2” General Commercial and “RS-TF” Two-Family

Adjacent Land Uses:

- North: Commercial, Light Density Residential, and commercial, and vacant
- South: Light Density Residential, Medium Density Residential, and Vacant
- East: Public/Semi-Public, Light Density Residential, Medium Density Residential, and Commercial
- West: Light Density Residential, Professional Office, and Commercial

Public Notification

40 Notices mailed inside 200' buffer
2 Notice(s) mailed outside 200' buffer

Notification Area

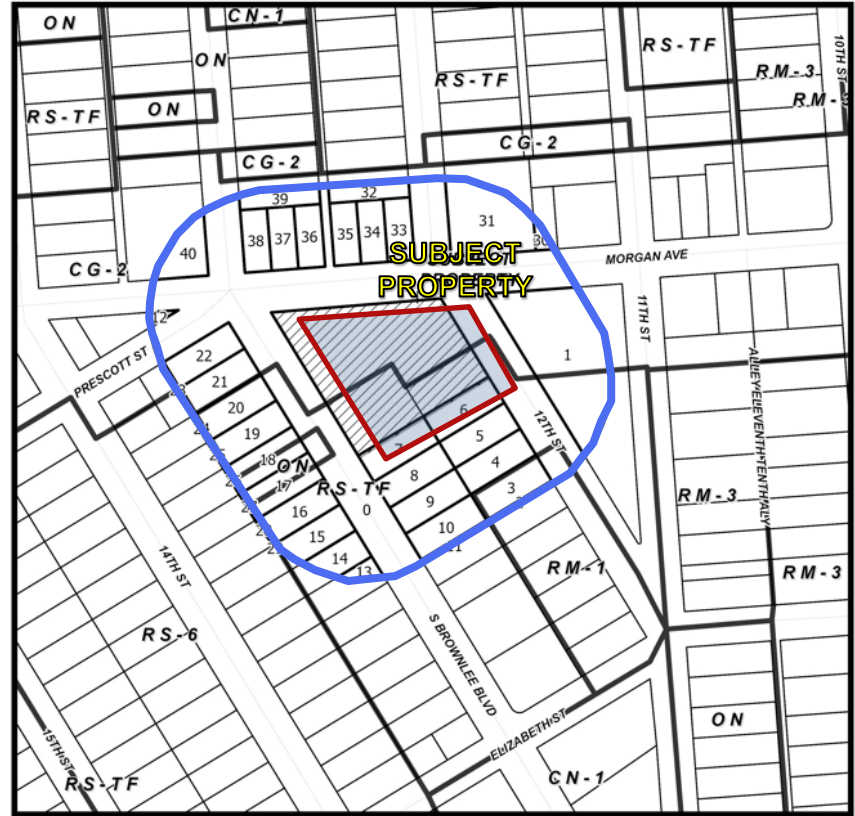
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0.45 (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 & Recommendation

- The proposed rezoning is consistent with the Future Land Use Map and consistent with many broader elements of the Comprehensive Plan.
- The proposed rezoning has direct access to an arterial street and commercial uses and is adjacent to nonresidential zoning.
- The proposed Fire Station is a replacement for the aging Fire Station #3 which was constructed in 1954 and is located adjacent to the subject property.

STAFF RECOMMENDATION: Approval of the rezoning from the “CG-2” General Commercial District and the “RS-TF” Two-Family District to the “CN-1” Neighborhood Commercial District.