

ZONING REPORT

Case # 0123-01

Applicant & Subject Property

City Council District: 2
Owner: Bella Holdings, LLC
Applicant: ALAFJO, LLC
Address: 3104, 3118 South Alameda Street, located along the east side of South Alameda, north of Glazebrook Street and south of Mc Call Street.
Legal Description: Lots 9, 10, and 11, Block 1, Alameda Place
Acreege of Subject Property: 0.51 acres
Pre-Submission Meeting: November 28, 2022

Zoning Request

From: "ON" Neighborhood Office District
To: "CN-1" Neighborhood Commercial District
Purpose of Request: To allow for the conversion of defunct professional office space for bakery and restaurant uses.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"ON" Neighborhood Office	Professional Office	Commercial
North	"ON" Neighborhood Office	Low Density Residential Professional Office,	Medium Density Residential, Commercial
South	"ON" Neighborhood Office	Professional Office, Commercial	Commercial
East	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
West	"CG-2" General Commercial	Low Density Residential, Commercial	Medium Density Residential, Commercial

Plat Status: The properties are platted.
Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): No
Code Violations: None

Transportation and Circulation

	Designation-Urban Street	Section Proposed	Section Existing
South Alameda Street	"A2" Arterial Street	4 Lanes, 100 feet	5 Lanes, 100 feet

Transit: The Corpus Christi RTA provides service to the subject property via routes 17 Carroll/Southside, 5 Alameda A and B, and 5S Sunday Alameda Malls.

Bicycle Mobility Plan: The subject property is approximately 500 feet away from a proposed Bike Boulevard on Glazebrook Street.

Utilities

Gas: 2" WS line along the rear property line.

Stormwater: 30" storm pipe on the west side of South Alameda Street.

Wastewater: 6" clay service line along the rear property line.

Water: 4" CIP line along the rear property line and a 12" PVC line on the east side of South Alameda.

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 Southeast Area Development Plan (Adopted on July 11, 1995).

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

- 28 within a 200-foot notification area
- 1 outside 200-foot notification area

In Opposition

- 1 inside the notification area
- 0 inside the notification area
- 4.04% in opposition within the 200-foot notification area (1 individual property owner)

Public Hearing Schedule

Planning Commission Hearing Date: January 11, 2023

City Council 1st Reading/Public Hearing Date: February 21, 2023

City Council 2nd Reading Date: February 28, 2023

Comprehensive Plan Consistency:

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
 - Resilience & Resource Efficiency
 - Encourage the preservation and adaptive reuse of existing structures to reduce construction waste and conserve energy and materials.
 - Future Land Use, Zoning, and Urban Design
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - Promote a balanced mix of land uses to accommodate continued growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.
- Transportation & Mobility
 - Support the partnership with the Corpus Christi Regional Transportation Authority to increase ridership and reduce single-occupancy vehicle use while helping to reduce air pollution.
- **Future Land Use Map:** The proposed rezoning is consistent.
 - Designated Future Land Use: Commercial.
- **Area Development Plan (Southeast):** The proposed rezoning is consistent with the following:
 - Principle Objectives: Designate appropriate land uses and a transportation network to adequately serve existing and future land uses.
 - Land Use: Place low-intensity activities next to single-family uses.
 - Future Land Use Suitable Table: Neighborhood commercial uses are acceptable in commercial districts.

Staff Analysis:

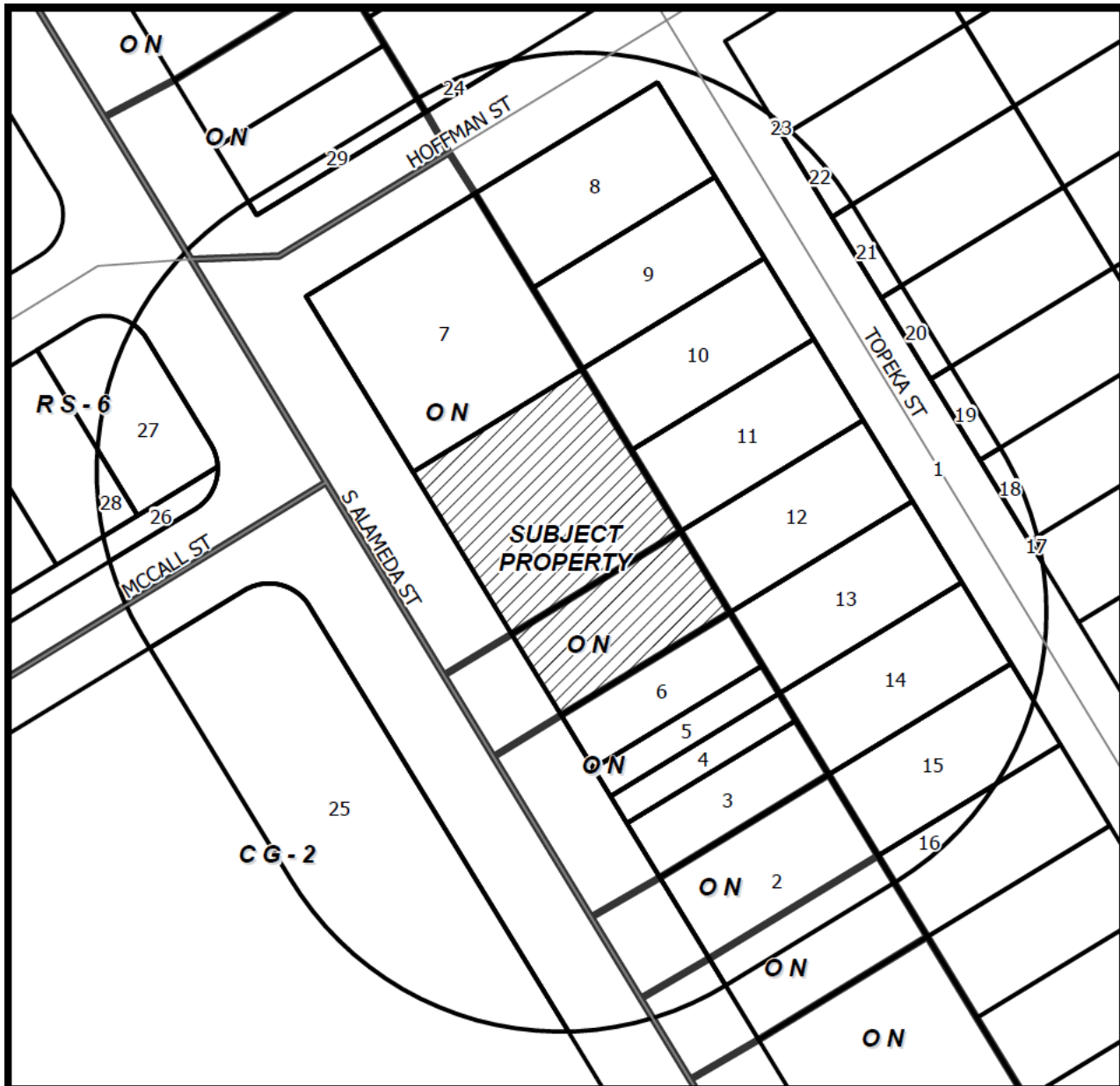
“While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into 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 current “ON” Neighborhood Office District limits eating establishments to 3,000 square feet of gross floor area whereas the requested zoning district of “CN-1” Neighborhood Commercial will allow for 5,000 square feet of the gross floor area of the restaurant and bakery uses, as requested by the applicant.
- The proposed conversion of the vacant professional office space is a superb example of adaptive reuse.
- Redevelopment of vacant properties helps to decrease the possibility of crime. The owner has experienced various crimes within the vacant office building property.
- The proposed use is in keeping with the character of the neighborhood and compatible with adjacent land uses.
- The proposed rezoning is consistent with the Future Land Use Map and is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.

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 approval of the change of zoning.

Staff Recommendation: Approval of the change of zoning from the “ON” Neighborhood Office District to the “CN-1” Neighborhood Commercial District.

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



CASE: 0123-01 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 NOTICED IN OPPOSITION

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting, and you are English limited, please contact the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter. Si usted desea dirigirse a la comisión durante la junta, y es limitado en español, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 a menos 48 horas antes de la junta para solicitar un intérprete.

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0123-01**

Bella Holdings, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the **"ON" Neighborhood Office District** to the **"CN-1" Neighborhood Commercial District**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 3104 South Alameda Street, and described as Lots 9, 10 and 11, Block 1, Alameda Place Subdivision, located along the east side of South Alameda Street, north of Glazebrook Street, and south of McCall Street.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. 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.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, January 11, 2023**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

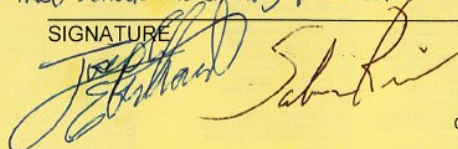
NAME: Dr. Joseph Eberhard and Dr. Sabeen Rani (Rani Pediatrics)

ADDRESS: 3130 S. Alameda St. Corpus Christi, TX 78404 PHONE: _____

() IN FAVOR IN OPPOSITION

REASON: Proximity to schools and adjacent to long established "ON" businesses. There is concern about the potential of establishing businesses that would negatively impact these schools and existing professional services.

SIGNATURE



SEE MAP ON REVERSE SIDE
INFOR Case No.: 22ZN1041
Property Owner ID: 2

Case No. 0123-01
Case Manager: Elena Buentello
Email: elenao@cctexas.com
361-826-