

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

Comanche Street	Designation-Urban Street	Section Proposed	Section Existing
	"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"> • 0 inside the notification area • 0 inside the notification area • 0% 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.

Staff Recommendation: 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.

Attachment A: Existing Zoning and Notice Area map.

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA

