



AGENDA MEMORANDUM

Public Hearing/First Reading Ordinance for the City Council Meeting 5/21/2019
Second Reading Ordinance for the City Council Meeting 6/11/2019

DATE: April 22, 2019
TO: Peter Zaroni, City Manager
FROM: Nina Nixon-Mendez, FAICP, Director,
Development Services Department
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Rezoning property at or near 10224 Leopard Street

CAPTION:

Case No. 0319-03 Corpus Christi Storage Solutions, LLC: Ordinance rezoning property at or near 10224 Leopard Street from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District

PURPOSE:

The purpose of this item is to allow for the parking and storage of trailers, boats, and recreational vehicles as part of an existing mini-storage business.

BACKGROUND AND FINDINGS:

The subject property is 0.438 acres in size. The owner is proposing the parking and storage of trailers, boats, and recreational vehicles as part of an existing mini-storage business.

ALTERNATIVES:

1. Deny the request of "GC-2" General Commercial District.
2. Approval of the "CG-2" General Commercial District (Requires $\frac{3}{4}$ Vote).
3. Denial of the request of "GC-2" General Commercial District and in lieu thereof approval of the "RS-6/SP" Single-Family 6 District with a Special Permit (SP) with conditions.

OTHER CONSIDERATIONS:

None.

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for permanent open space uses. The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC). However, the proposed use is generally consistent

with the adopted Comprehensive Plan (Plan CC).

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

X Operating ☐ Revenue ☐ Capital ☐ Not applicable

Fiscal Year: 2018-2019	Current Year	Future Years	TOTALS
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

Funding Detail:

Fund: N/A
Organization/Activity: N/A
Mission Element: N/A
Project # (CIP Only): N/A
Account: N/A

RECOMMENDATION:

Planning Commission and Staff Recommendation (April 17, 2019):

Denial of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District, in lieu thereof, approval of the "RS-6/SP" Single-Family 6 District with a Special Permit (SP) with conditions.

Vote Results:

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

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report