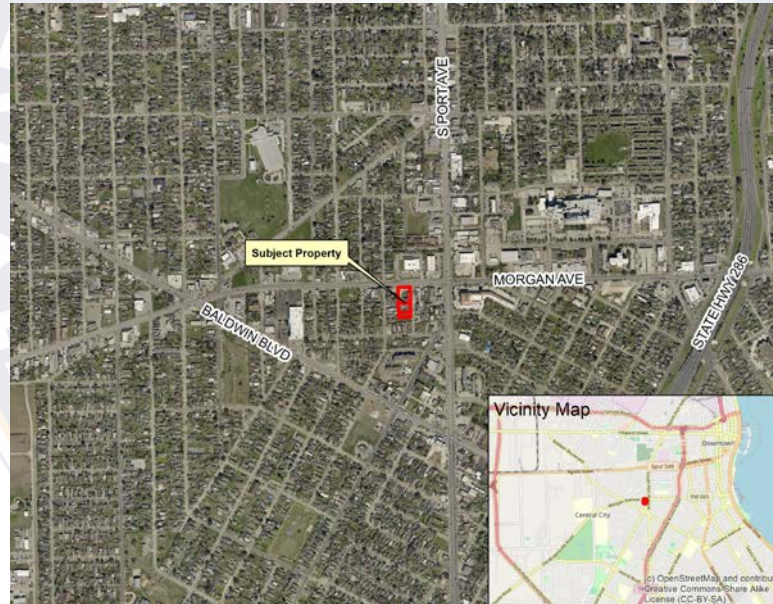


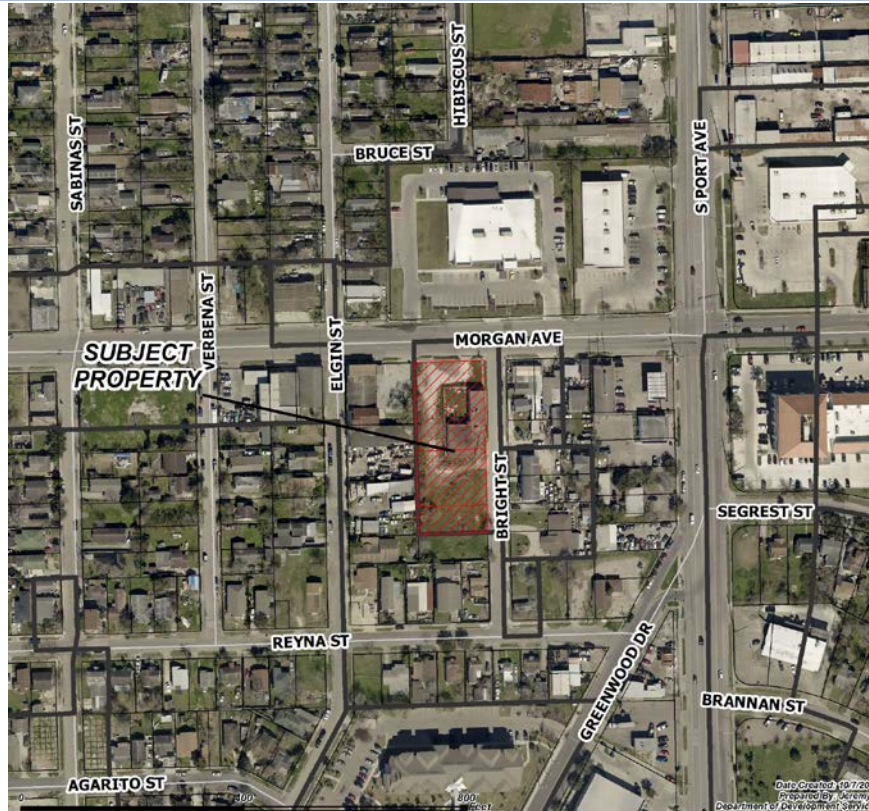
Zoning Case #1019-07

ACGE Corp.
Rezoning for a Property at 3001 Morgan Avenue
From “IL/H” To “IL”

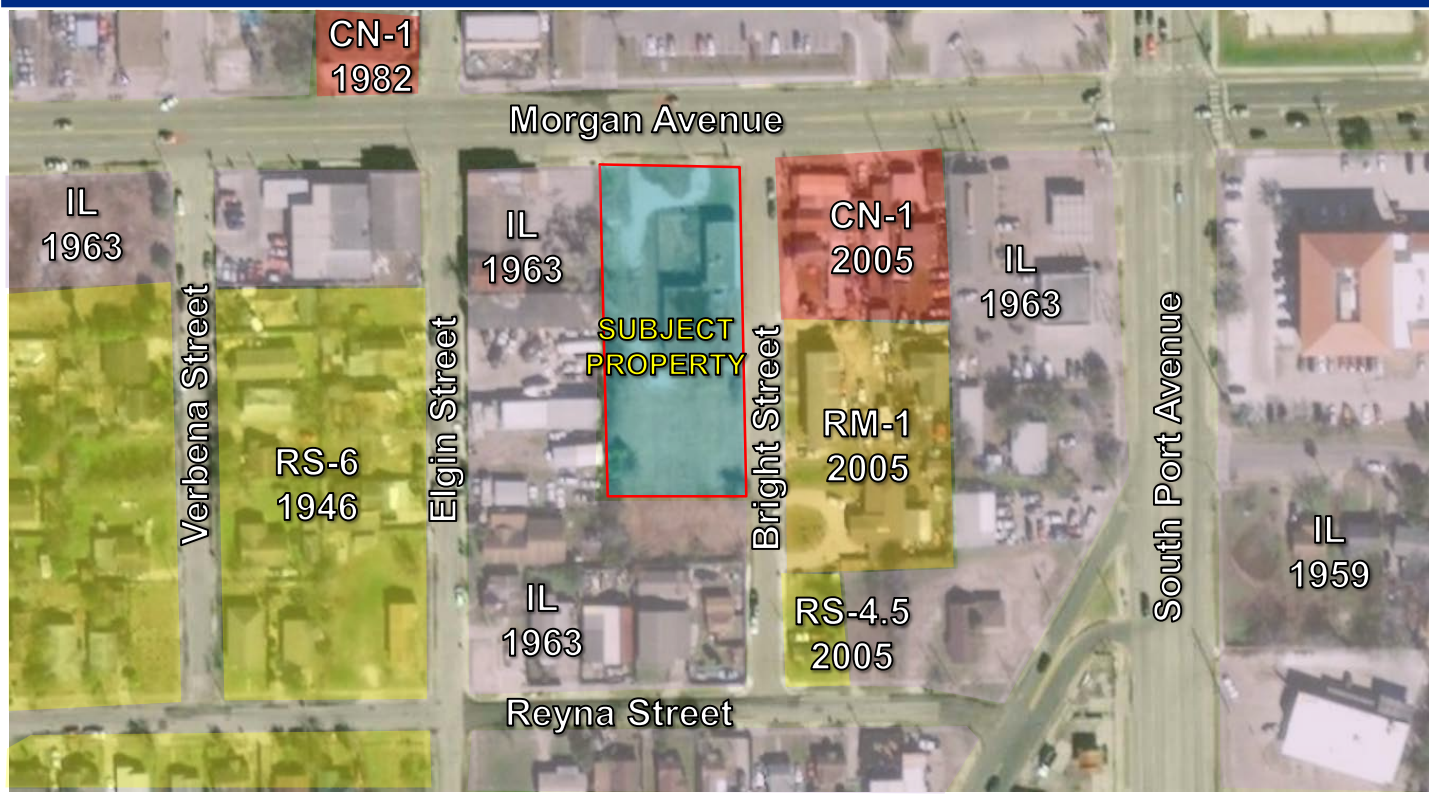


City Council
January 14, 2020

Aerial Overview



Zoning Pattern



Landmark Commission, Planning Commission, and Staff Recommendation

Denial of removing the “H” Historic Overlay District

- Proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC) and incompatible with the adjoining residential properties.
- The proposed rezoning is also contrary to the Corpus Christi Preservation Plan and the Unified Development Code (UDC) concerning the preservation of properties with a historic and cultural value. Specifically, as the former medical office of Dr. Hector P. Garcia, M.D.

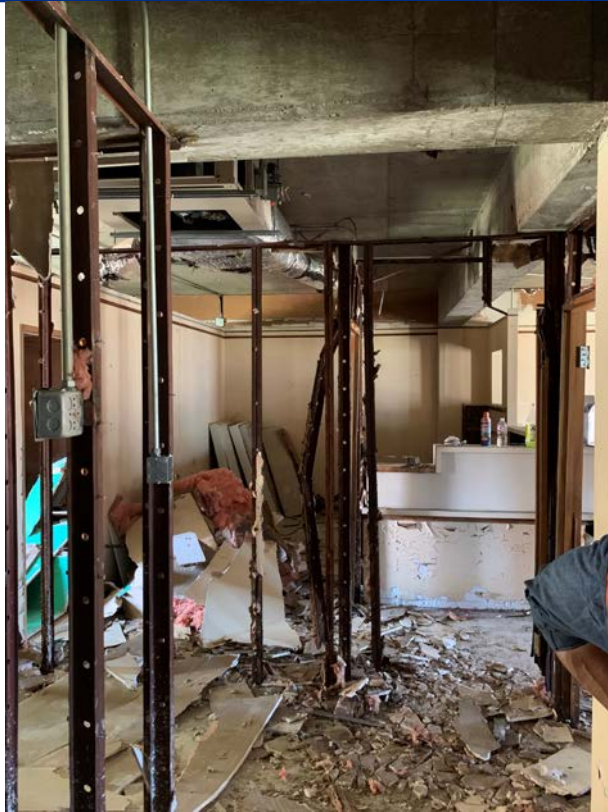
Exterior of the Building



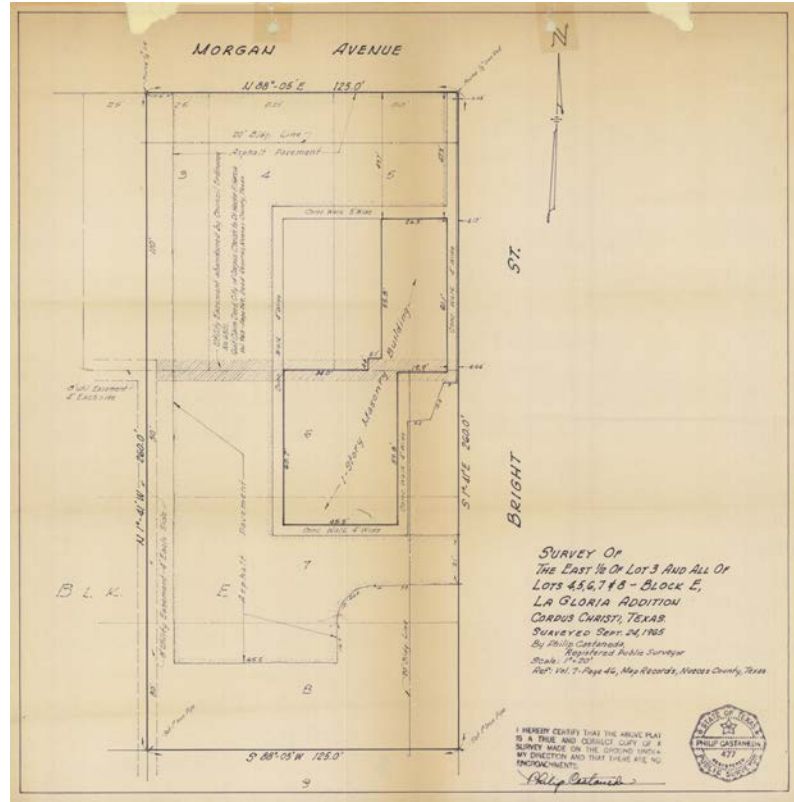
Interior of the Building



Interior of the Building



Survey



Public Notification

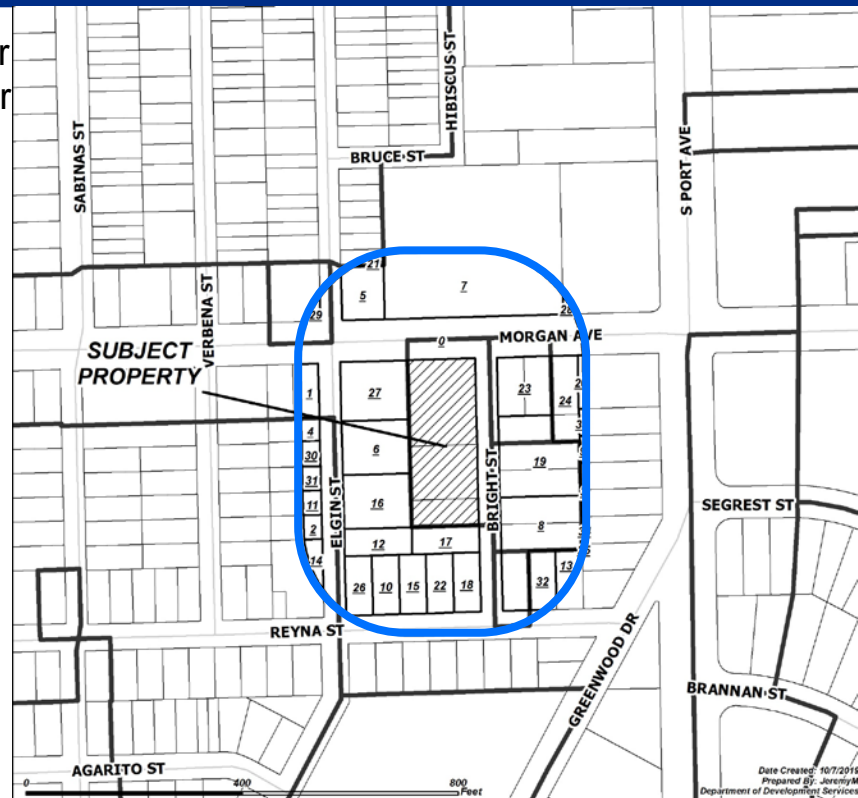
34 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

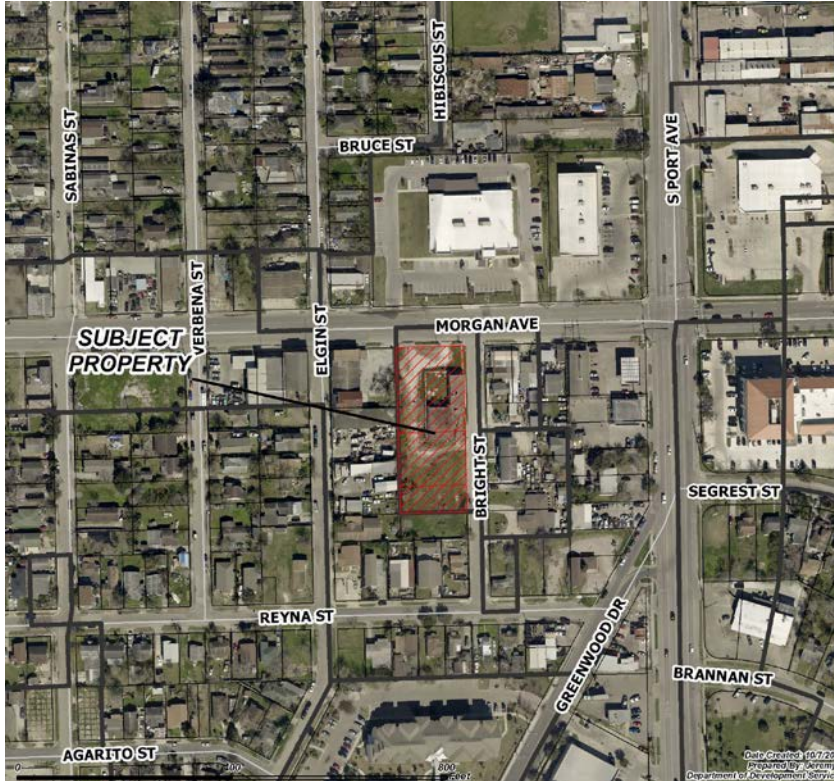
Opposed: 0 (0.00%)



In Favor: 0



UDC Requirements



Buffer Yards:
IL to RS-6: Type D: 20' & 00 pts.

Setbacks:
Street: 20 feet
Side & Rear: N/A

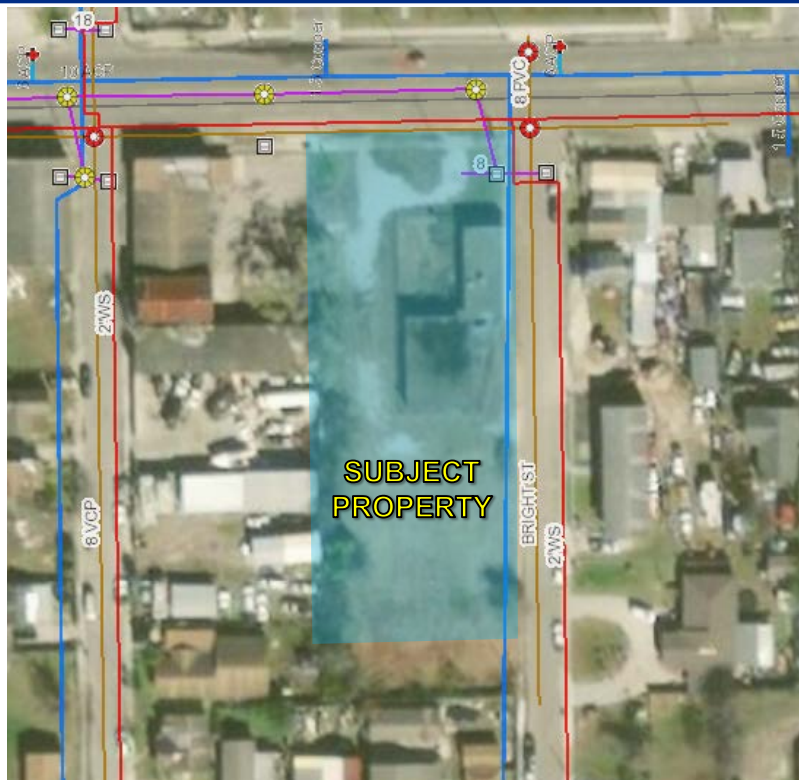
Parking:
1:225 Square feet (Medical Office)





Landscaping, Screening, and Lighting
Standards

Uses Allowed:
Light Industrial, Retail, Offices, Vehicle
Sales, Bars, and Storage



Utilities



-  **Water:**
8-inch PVC
-  **Wastewater:**
12-inch PVC
-  **Gas:**
2-inch Service Line
-  **Storm Water:**
Roadside Inlets