



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting 03/24/20
Public Hearing & Second Reading Ordinance for the City Council Meeting 03/31/20

DATE: March 5, 2019
TO: Peter Zaroni, City Manager
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Rezoning a property at or near 2212 Morris Street

CAPTION:

Zoning Case No. 1019-01, Ed Rachel Foundation (District 1). Ordinance rezoning property at or near 2212 Morris Street from the "RS-6" Single-Family 6 District to the "CI/SP" Intensive Commercial District with a Special Permit. (3/4 Vote is required to overrule Planning Commission's Recommendation)

SUMMARY:

The purpose of the original rezoning request was to allow for the operation of a transient lodging facility for the homeless with approximately 300 beds. Recently, the Good Samaritan Mission has chosen to no longer pursue this site for a new shelter. Instead, the City of Corpus Christi is negotiating to lease the facility from the Ed Rachel Foundation for office operational staff and departments including 30 members of the Corpus Christi Police Department.

BACKGROUND AND FINDINGS:

The subject property is 2.23 acres in size. The owner formerly proposed the operation of a transient lodging facility for the homeless. The current zoning of "RS-6" Single-Family 6 District and is the site of the former Lamar Elementary School. A transient lodging facility is considered a social service use. Therefore, the Unified Development Code (UDC) identifies the "CI" Intensive Commercial District with a Special Permit is an appropriate designation to allow for a transient lodging use. Due to the removal of Good Samaritan and replacement with City of Corpus Christi offices and Police Department, the Special Permit will no longer be pursued. Government office uses are allowed by-right in the "CI" Intensive Commercial District.

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for government uses. The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Additionally, the proposed use is an adaptive reuse of a former elementary school and compatible with the adjoining residential properties. The proposed use does not have a negative impact upon the adjacent properties. No further development has occurred on the subject

property since the closure of Lamar Elementary School in 2010. The applicant intends to improve the property by renovating a former school and create a new City Office facility that will replace the existing vacant building. Development of the site furthers policies pertaining to infill development.

Public Input Process

Number of Notices Mailed

70 within 200-foot notification area

5 outside notification area

As of October 11, 2019:

In Favor

4 inside notification area

1 outside notification area

In Opposition

3 inside notification area

0 outside notification area

Totaling 1.71% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CI/SP” Intensive Commercial District on October 16, 2019. (3/4 Vote is required to overrule Planning Commission’s Recommendation)

ALTERNATIVES:

1. Approval of the “CI” Intensive Commercial District.
2. Staff initially recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CI/SP” Intensive Commercial District with the following conditions. However, due to the recent decision of the Good Samaritan Mission to no longer pursue the property, a special permit is no longer necessary.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CI/SP” Intensive Commercial District with following vote count.

Vote Count:

For: 8

Opposed: 0

Absent: 1

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report