



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 09/7/21
Second Reading Ordinance for the City Council Meeting 09/14/21

DATE: August 11, 2021

TO: Peter Zanoni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 810 19 th Street.

CAPTION:

Zoning Case No. 0821-06, City Bakery: (District 1) Ordinance rezoning property located at or near 810 19th Street from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay.

SUMMARY:

The purpose of the zoning request is to designate City Bakery as a Local Historic Landmark.

BACKGROUND AND FINDINGS:

The subject property is 0.3165 acres in size. The City of Corpus Christi initiated a rezoning from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay. City Council initiated the local landmark designation with a motion on July 27, 2021. The owner plans to continue business as a bakery and is making no major improvements at this time. From the 1960s to 1990s, City Bakery hosted a variety of customers because it was the hub of the neighborhood; thus, establishing itself as a culturally and socially important place, serving breakfast, hosting celebrations, and even holding League of United Latin American Citizens (LULAC) meetings there. The property owner, Barbara Handy, has consented to local landmark designation.

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial use. The current use of a bakery is conforming within the uses that are permitted in the "CI" Intensive Commercial district. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC) and does not warrant an amendment to the Future Land Use Map. The designation of the Historic Overlay at this site is conforming with UDC Section 6.3.1.B. "Safeguard the heritage of the City by preserving sites and structures which reflect elements of the City's cultural, social, ethnic, political, archeological and architectural history.

Public Input Process

Number of Notices Mailed
34 within 200-foot notification area
6 outside notification area

As of September 2, 2021:

In Favor

0 inside notification area

0 outside notification area

In Opposition

5 inside notification area

0 outside notification area

Totaling 7.90% of the land within the 200-foot notification area in opposition.

ALTERNATIVES:

1. Denial of the change of zoning from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

The Planning Commission recommended approval of the rezoning to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the on September 1, 2021.

Vote Count:

For: 8

Opposed: 0

Absent: 1

Abstained: 0

Landmark Commission recommended approval of the rezoning to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District on August 26, 2021.

Vote Count:

For: 9

Opposed: 0

Absent: 0

Abstained: 0

Staff recommends approval of the zoning from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report