



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of September 12, 2023  
Second Reading for the City Council Meeting of September 19, 2023

**DATE:** September 12, 2023

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Development Services Department  
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**Rezoning for a property at or near  
1801 South Staples Street**

**CAPTION:**

Zoning Case No. 0723-03, INKUEE 6P LLC (District 2). Ordinance rezoning property at or near 1801 South Staples Street from the "CG-2" General Commercial District to the "CI" Intensive Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**SUMMARY:**

This item is to rezone the property to allow for the conversion of a defunct, multi-story office building into multifamily apartment units.

**BACKGROUND AND FINDINGS:**

The zoning report states the subject property is 0.43 acres in size. To the north uses, are medium-density residential, commercial, and public semi-public, zoned "CI" Intensive Commercial District. To the south, uses are medium-density residential, professional office, and public semi-public zoned "RS-6" Single-Family 6 District and "RS-TF" Two-Family District. To the east, uses are medium-density residential, commercial, and professional office zoned "RS-TF" Two-Family District, "RM-1" Multifamily District, and "CI" Intensive Commercial.

The "CI" Intensive Commercial District allows commercial service activities, community service uses, educational facilities, medical facilities, retail sales, light manufacturing, and multifamily dwellings.

The proposed rezoning is consistent with the Future Land Use Map and is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.

*Public Input Process*

Number of Notices Mailed: 18 within the 200-foot notification area, 6 outside the notification area.

*As of August 14, 2023:*

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

A total of 0% of the 200-foot notification area is in opposition.

**RECOMMENDATION:**

Planning Commission and Staff recommended approval of the change of zoning from the “CG-2” General Commercial District to the “CI” Intensive Commercial District on July 26, 2023.

*Vote Results*

For: 8  
Against: 0  
Absent: 1

**ALTERNATIVES:**

Denial of the change of zoning from the “CG-2” General Commercial District to the “CI” Intensive Commercial District on July 26, 2023.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report