



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 22, 2023
Second Reading for the City Council Meeting of August 29, 2023

DATE: August 22, 2023

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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**Rezoning for properties at or near
15821 South Padre Island Drive (Park Road 22)**

CAPTION:

Zoning Case No. 0623-02, Ron & Vanessa, LLC III and TRR Development LLC (District 4). Ordinance rezoning properties at or near 15821 and 15826 South Padre Island Drive and 15822 and 15826 Palmira Ave. from the CR-2/IO Resort Commercial District with the Island Overlay to the CR-2/IO/PUD Resort Commercial District with the Island Overlay and a Planned Unit Development; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

The purpose of this item is to rezone the properties to allow for the development of a townhome community with associated and shared amenities.

BACKGROUND AND FINDINGS:

The subject properties are a total of 1.08 acres in size. To the north, uses are commercial and vacant zoned "CR-2/IO" Resort Commercial with the Island Overlay. To the south, uses are vacant, zoned "CR-2/IO" Resort Commercial with the Island Overlay. To the east, there are park uses zoned "FR" Farm Rural District. To the west, uses are low-density residential, zoned "RS-6" Single-Family 6 District.

The "CR-2" Resort Commercial District permits commercial parking, indoor and outdoor recreation, office uses, overnight accommodations, restaurants, retail sales, auto rental, water-oriented uses, multifamily dwellings, community service uses, educational facilities, government facilities, medical facilities, and places of worship.

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

Public Input Process

Number of Notices Mailed: 28 within the 200-foot notification area, 5 outside the notification area.

As of July 10, 2023:

In Favor	In Opposition
0 inside notification area	1 inside notification area
0 outside notification area	0 outside notification area

A total of 1.2% of the 200-foot notification area is in opposition.

RECOMMENDATION:

Planning Commission and Staff recommended approval of the change of zoning from the “CR-2/IO” Resort Commercial District with the Island Overlay to the “CR-2/IO/PUD” Resort Commercial District with the Island Overlay and a Planned Unit Development on June 14, 2023.

Vote Results

For: 8
Against: 0
Absent: 1

ALTERNATIVES:

Denial of the change of zoning from the “CR-2/IO” Resort Commercial District with the Island Overlay to the “CR-2/IO/PUD” Resort Commercial District with the Island Overlay and a Planned Unit Development.

FINANCIAL IMPACT:

There is no fiscal impact associated with this item.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report