



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 17, 2023
Second Reading for the City Council Meeting of October 31, 2023

DATE: October 17, 2023

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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**Rezoning for a property at or near
914 South Port Avenue**

CAPTION:

Zoning Case No. 0723-06, Costa Blue 914 S. Port Series (District 1). Ordinance rezoning property at or near 914 South Port Avenue from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

PURPOSE:

The purpose of this item is to rezone the property to allow for a commercial daycare and adaptive reuse of a former place of worship.

BACKGROUND AND FINDINGS:

The zoning report states the subject property is 0.14 acres in size and is not platted. The previous use was as a place of worship. The current lessee of the subject property, Ds Childcare, is licensed through the state for current home daycare and has leased the subject property to expand her existing childcare services.

To the north, south, and west, properties are zoned “IL” Light Industrial District. To the east, properties are zoned “RS-6” Single-Family 6 District. Existing land use to the north is vacant, to the south and west is commercial, and to the east is low-density residential.

The “IL” Light Industrial District is intended primarily for light manufacturing, fabricating, warehousing, and wholesale distributing. Among other uses, the “IL” District permits certain public/civic uses and commercial uses, such as retail sales and service, restaurants, vehicle and equipment maintenance, medical facilities, social service uses, government facility uses, self-service storage uses, and major/minor utility uses.

The proposed rezoning is inconsistent with the Future Land Use Map’s designation of

mixed-use, but it is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan and the Area Development Plan (Westside).

Public Input Process

Number of Notices Mailed: 19 within the 200-foot notification area, 4 outside notification area.

As of September 15, 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 “IL” Light Industrial District to the “IL/SP” Light Industrial with a Special Permit on August 23, 2023.

Vote Results

For: 7
Against: 0
Vacancy: 1

ALTERNATIVES:

Denial of the change of zoning from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit, on October 17, 2023.

FINANCIAL IMPACT:

There is no fiscal impact associated with this item.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report