



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of Feb. 20, 2024
Second Reading for the City Council Meeting of Feb. 27, 2024

DATE: February 20, 2024

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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**Rezoning for a property at or near
14762 Running Light Drive**

CAPTION:

Zoning Case No. 0124-02, John Tompkins (District 4). Ordinance rezoning a property at or near 14762 Running Light Drive from the “RS-6/IO” Single-Family 6 District with the Island Overlay to the “RM-AT/IO” Multifamily Apartment Tourist District with the Island Overlay; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow for compatibility with surrounding land uses with increased development options.

BACKGROUND AND FINDINGS:

The subject property is a 0.28-acre, vacant and undeveloped, parcel zoned “RS-6/IO” Single-Family 6 with the Island Overlay in the Padre-Mustang Island area, generally east of South Padre Island Drive (SH-358) and north of Whitecap Boulevard, along the north side of Running Light Drive, and west of Leeward Drive.

The surrounding properties are all vacant, with “RM-AT/IO” Multi-Family Apartment Tourist districts with the Island Overlay to the south and west, and “RS-6/IO” Single-Family 6 districts with the Island Overlay to the north and east.

The “RM-AT” Multi-Family Apartment Tourist District permits single-family and two-family houses, apartments, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, bed and breakfast inns, hotels, and motels.

The proposed rezoning is consistent with the FLUM (Future Land Use Map) and is

consistent with many broader elements of Plan CC (The City of Corpus Christi Comprehensive Plan).

Public Input Process

Number of Notices Mailed: 39 notices were mailed within the 200-foot notification area, and 2 outside the notification area.

As of February 16, 2024:

In Favor: 0 inside notification area 0 outside notification area	In Opposition: 0 inside notification area 0 outside notification area
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A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission and Staff recommend approval of the change of zoning from the “RS-6/IO” Single-Family 6 District to the “RM-AT/IO” Multi-Family Apartment Tourist District on January 10, 2024.

Vote Results

For: 6

Against: 0

Absent: 2

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report