



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of March 7, 2023  
Second Reading for the City Council Meeting of March 21, 2023

**DATE:** March 7, 2023

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond Development Services Department  
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### Rezoning for Property at 7901 South Padre Island Drive

#### **CAPTION:**

Case No. 0123-03 Margo Moore Nonexempt Protection Trust (District 4): Ordinance rezoning property at or near 7901 South Padre Island Drive from the "RS-4.5" Single-Family 4.5 and the "RS-6" Single-Family 6 District to the "RM-1" Multifamily District.

#### **PURPOSE:**

The purpose of this item is to rezone the property to allow for an apartment community.

#### **BACKGROUND AND FINDINGS:**

As detailed in the zoning report, the subject property is 31.39 acres in size. High-density residential uses include those that are more than 13 dwelling units per acre. The maximum density for the "RM-1" Multifamily District is 22 du/per acre. The maximum buildout potential is 682 units.

To the north, uses are vacant and medium-density residential and zoned "RM-3" Multifamily District. To the south, uses are agricultural and vacant and zoned, "RS-4.5" Single-Family 4.5. To the east, are multiple uses including vacant, water, park, and agricultural and zoned "FR" Farm Rural. To the west, uses are agricultural and zoned "RS-4.5" Single-Family 4.5.

The proposed rezoning is consistent with the Future Land Use Map (2021) which recommends high-density residential uses. The proposed rezoning helps to meet the housing initiatives in PLANCC including providing quality housing that meets the diverse needs of households at all income levels and all stages of the life cycle. High-density residential uses along the Ennis-Joslin corridor will increase much-needed housing opportunities for Texas A&M Corpus Christi. The proposed rezoning is consistent with transportation and mobility initiatives in PLANCC including support for the development of mode-choice corridors and increasing ridership opportunities with the Corpus Christi Regional Transportation Authority to reduce single-occupancy vehicle use. The

proposed use is in keeping with the character of the neighborhood and compatible with adjacent land uses.

**RECOMMENDATION:**

Planning Commission and Staff recommended approval of the change of zoning from the “RS-4.5” Single-Family 4.5 District and the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District on January 25, 2023.

Vote Results

For: 5

Against: 0

Absent: 2

Vacant: 2

**ALTERNATIVES:**

1. Denial of the change of zoning from the “RS-4.5” Single-Family 4.5 District and the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District.

**FINANCIAL IMPACT:**

There is no fiscal impact associated with this item.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report