



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
1800 South Staples Street**

CAPTION:

Zoning Case No. 0723-07, INKUEE 6P LLC (District 2). Ordinance rezoning property at or near 1800 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 subject property is 0.77 acres in size. To the north, properties are medium-density residential and commercial zoned, "RS-TH/PUD" Townhouse District with a Planned Unit Development overlay. To the south, uses are low-density residential and public semi-public, zoned "RS-6" Single-Family 6 District, to the east, low-density, and medium-density residential zoned "RS-6" Single-Family 6 District and "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay, and to the west, uses are public semi-public and commercial zoned "RS-TF" Two-Family District.

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

0 inside notification area

0 outside notification area

In Opposition

0 inside 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 to 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