



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
1314 3rd Street**

CAPTION:

Zoning Case No. 0823-03, Corpus Christus Spohn Health System Corp. (District 1). Ordinance rezoning a property at or near 1314 3rd Street from the “RM-1/SP” Multi-Family District with a Special Permit to the “CG-2” General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval.)

SUMMARY:

This item is to allow for the relocation of the Corpus Christi Spohn Health Hospital’s existing helipad and additional parking provision for visitors and staff members.

BACKGROUND AND FINDINGS:

The subject property, a parcel from the Christus Spohn hospital campus between Morgan Avenue and Booty Street, and Ocean Drive and Santa Fe Street, is located along the south side of Morgan Avenue and east of 3rd Street. It is approximately 0.75 acre in size and is being proposed as the new site for the hospital’s existing helipad on Ocean Drive and Morgan Avenue where additional parking for staff members and visitors will also be provided. The subject property is a portion of the former site of the extended care facility; which, will allow the pad to be closer to the emergency room’s entrance.

The subject parcel is zoned “RM-1/SP” Multi-Family with a Special Permit and is vacant. The property to the east and south is zoned “CG-2/SP” General Commercial with a Special Permit with a Public/Semi-Public use. To the north of the site and Morgan Avenue, the property is zoned “ON” Neighborhood Office with medium-density residential use. To the west of the site, the properties are zoned “CG-2” General Commercial with commercial and Public/Semi-Public uses.

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses.

The proposed rezoning is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan (Plan CC) and the Future Land Use Map.

Public Input Process

Number of Notices Mailed: 11 notices were mailed to property owners within the 200-foot notification area and 5 outside the notification area.

As of October 13, 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.

ALTERNATIVES:

Denial of the change of zoning from the “RM-1/SP” Multi-Family District with A Special Permit Overlay to the “CG-2” General Commercial District.

FINANCIAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission and Staff recommended approval of the change of zoning from the “RM-1/SP” Multi-Family District with a Special Permit to the “CG-2” General Commercial District.

Vote Results:

For: 7

Against: 0

Absent: 1

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report