



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of April 25, 2023  
Second Reading for the City Council Meeting of May 9, 2023

**DATE:** April 25, 2023

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Development Services Department  
Alraymond@cctexas.com  
(361) 826-3275

**Rezoning for a property at  
1802 Nueces Bay Boulevard**

**CAPTION:**

Case No. 0323-01, Citgo Refining and Chemicals Company, LP (District 1). Ordinance rezoning property at or near 1802 Nueces Bay Boulevard from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District; providing for a penalty not to exceed \$2,000 and publication.

**PURPOSE:**

The purpose of this item is to rezone the property to allow for the relocation of an onsite, employee-only, medical facility.

**BACKGROUND AND FINDINGS:**

As detailed in the zoning report, the subject property is 0.81 acres in size. To the north, properties are vacant, zoned "RS-6" Single-Family 6 District. To the south, east, and west the uses are professional office, zoned "ON" Neighborhood Office District.

The "ON" Office District permits office uses, apartments, commercial parking, overnight accommodation uses except for a bed and breakfast home, educational facilities, government facilities except for detention facilities, medical facilities, places of worship, and community service uses.

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. The rezoning of the subject property unifies the zoning of the entire block, all of which is owned by the applicant.

**RECOMMENDATION:**

Planning Commission and Staff recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District on March 8, 2023.

Vote Results

For: 7

Against: 0

Absent: 1

Abstained: 1

**ALTERNATIVES:**

Denial of the change of zoning from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District on March 8, 2023.

**FINANCIAL IMPACT:**

There is no fiscal impact associated with this item.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report