



## **AGENDA MEMORANDUM**

Public Hearing & First Reading Ordinance for the City Council Meeting 08/09/2022  
Second Reading Ordinance for the City Council Meeting 08/16/2022

**DATE:** August 9, 2022

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, AIA, Director  
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Rezoning a property at or near 3241 Reid Drive

### **CAPTION:**

Case No. 0522-01, Corpus Note Acquisitions LLC (District 2): Ordinance rezoning property at or near 3241 Reid Drive (from the "RM-1" Multifamily District to the "ON" Neighborhood Office District.)

### **SUMMARY:**

The purpose of this rezoning is to allow for a medical office use.

### **BACKGROUND AND FINDINGS:**

The subject property is 0.61 acre. To the north, properties are zoned "RM-1" Multifamily District and "CG-2" General Commercial with Public/Semi-Public, and Commercial uses. To the south, "RM-1" Multifamily District, "CN-1" Neighborhood Commercial District, and "CG-2" General Commercial District with Medium-Density Residential and Professional Office uses, and vacant. To the east, "CG-2" General Commercial Districts and "ON" Neighborhood Office District with Professional Office and Commercial uses. To the west, "RM-1" Multifamily and "RS-6" Single-Family 6 District with Public/Semi-Public, Medium-Density Residential uses, and vacant.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency and considering public input, staff proposes approval of the change of zoning from "RM-1" Multifamily District to the "ON" Neighborhood Office District.

### ***Conformity to City Policy***

The proposed zoning is consistent with many broader elements of the City of Corpus Christi's Comprehensive Plan; however, it is inconsistent with the Future Land Use Map, and will warrant an amendment to it. The Future Land Use Map a High-Density Residential use.

### ***Public Input Process***

Number of Notices Mailed

22 within 200-foot notification area  
4 outside notification area

*As of June 21, 2022:*

In Favor

0 inside notification area

0 outside notification area

In Opposition

0 inside notification area

0 outside notification area

Totaling 0.00% of the 200-foot notification area\* is in opposition.

\*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

### **ALTERNATIVES:**

1. Denial of the rezoning from the "RM-1" Multifamily District to the "ON" Neighborhood Office District.

### **FISCAL IMPACT:**

There is no fiscal impact associated with this item.

### **RECOMMENDATION:**

Planning Commission recommended approval of the change of zoning from the "RM-1" Multifamily District to the "ON" Neighborhood Office District on June 15, 2022.

#### *Vote Count:*

For: 8

Opposed: 0

Absent: 1

Abstained: 0

Staff recommended approval of the change of zoning from the the "RM-1" Multifamily District to the "ON" Neighborhood Office District on June 15, 2022.

### **LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report