



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of June 27, 2023  
Second Reading for the City Council Meeting of July 18, 2023

**DATE:** June 27, 2023

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Development Services Department  
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**Rezoning for a property at or near  
910 Corn Products Road**

**CAPTION:**

Zoning Case No. 0423-01, Corpus Christi Party Hotel, LLC (District 1). Ordinance rezoning property at or near 910 Corn Products Road from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**PURPOSE:**

The purpose of this item is to rezone the property to allow for the conversion of a defunct hotel to workforce housing apartment units.

**BACKGROUND AND FINDINGS:**

As detailed in the zoning report, the subject property is 4.51 acres in size. To the north, land uses are high-density residential, zoned “CG-2/SP” General Commercial District with a Special Permit. To the south, properties are vacant and zoned “CG-2” General Commercial District. To the east, land uses are low-density residential (mobile home park) and zoned “RS-6” Single-Family 6 District. To the west, land uses are light industrial and zoned “IL” Light Industrial District.

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

The proposed rezoning is inconsistent with the Future Land Use Map but is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.

## Public Input Process

Number of Notices Mailed: 27 within the 200-foot notification area, 2 outside the notification area

*As of June 6, 2023:*

In Favor	In Opposition
0 inside notification area	3 inside notification area
0 outside notification area	1 outside notification area

A total of 0.64% of the 200-foot notification area is in opposition.

### **RECOMMENDATION:**

The Planning Commission and Staff recommended approval of the change of zoning from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit (April 5, 2023).

#### *Vote Results*

For:	9
Against:	0
Absent:	0

### **ALTERNATIVES:**

Denial of the change of zoning from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit.

### **FINANCIAL IMPACT:**

There is no fiscal impact associated with this item.

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

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report