

# ZONING REPORT

Case # 0423-01

## Applicant & Subject Property

**City Council District:** 1  
**Owner:** Corpus Christi Party Hotel, LLC  
**Applicant:** Corpus Christi Party Hotel, LLC  
**Address and Location:** 910 Corn Products Road, located along the east side of Corn Products Road, south of Interstate Highway 37, and north of Leopard Street.  
**Legal Description:** Lot 4, Block 5, Interstate Industrial Complex  
**Acreage of Subject Property:** 4.51 acres

## Zoning Request

**From:** "CG-2" General Commercial District  
**To:** "CG-2/SP" General Commercial District with a Special Permit  
**Purpose of Request:** To allow for the conversion of a defunct hotel to workforce housing apartment units.

## Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"CG-2" General Commercial	Commercial	Commercial
<b>North</b>	"CG-2/SP" General Commercial with a Special Permit	High-Density Residential	High-Density Residential
<b>South</b>	"CG-2" General Commercial	Vacant	Commercial
<b>East</b>	"RS-6" Single-Family 6	Low-Density Residential (Mobile Home Community)	Medium Density Residential
<b>West</b>	"IL" Light Industrial	Light Industrial	Light Industrial

**Plat Status:** The property is platted.  
**Air Installation Compatibility Use Zone (AICUZ):** Not located in an AICUZ.  
**Code Violations:** None.

## Transportation & Circulation

	Designation-Urban Street	Section Proposed	Section Existing
<b>Corn Products Road</b>	A2 Secondary Arterial	4 Lanes, 100 Feet	4 Lanes, Center grassy median 180 Feet

**Transit:** The Corpus Christi RTA provides service to the subject property via Bus Route 32 Southside with a bus stop (Leopard @ Violet) approximately .5 miles to the north of the subject property.

**Bicycle Mobility Plan:** The subject property is approximately 1 mile to the west of a proposed 1-Way Cycle Track on both sides of Lantana Street.

**Utilities**

**Gas:** A 6-inch gas service line located along the east property line.

**Stormwater:** A storm ditch located along Corn Products Road.

**Wastewater:** An 8-inch PVC along the east property line.

**Water:** An 8-inch Asbestos-Cement Pipe (ACP) service line located along Corn Products Road.

**Corpus Christi Comprehensive Plan**

**Plan CC:** Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.

**Area Development Plan (ADP):** According to Plan CC the subject property is located within the Westside ADP (Updated in December of 2022).

**Future Land Use Map:** Commercial

**Water Master Plan:** Currently, there are no proposed improvements.

**Wastewater and Stormwater:** Currently, there are no proposed improvements.

**Public Notification**

Number of Notices Mailed	– 27 within the 200-foot notification area
	– 3 outside the 200-foot the notification area
Returned Notices: In Favor	– 0 inside the notification area
In Opposition	– 2 inside the notification area
	0.64% in opposition within the 200-foot notification area

**Public Hearing Schedule**

**Planning Commission Hearing Date:** April 5, 2023

**City Council 1<sup>st</sup> Reading/Public Hearing Date:** June 27, 2023

**City Council 2<sup>nd</sup> Reading Date:** July 18, 2023

**Comprehensive Plan Consistency:**

**Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:

- Resilience and Resource Efficiency
  - Reinvestment in existing communities conserves resources and sensitive environments:
    - Encourage the preservation and adaptive reuse of existing structures to reduce construction waste and conserve energy and materials.
- Future Land Use, Zoning, and Urban Design
  - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
  - Encourage orderly growth of residential, commercial, and industrial areas.
- Housing and Neighborhoods
  - Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.

- Support the planning, regulatory, and funding initiatives needed to provide a diversity of housing types – rental and ownership, market-rate and assisted – to meet community needs.

**Future Land Use Map:** The proposed rezoning is inconsistent with the Future Land Use map:

- Commercial. An amendment to the Future Land Use Map is warranted.

**Staff Analysis:** “While the comprehensive plan is consulted when making decisions about rezonings. . . It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the properties land development history to include platting, zoning, existing surrounding land uses and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis staff notes the following:

- The proposed rezoning is not consistent with the Future Land Use Map which proposes commercial uses.
- The proposed conversion of the former hotel is a great example of the adaptive reuse of an existing structure and supplies the needed workforce housing that is in demand within the Northwest area of Corpus Christi.
- The requested Special Permit seeks to increase the maximum density to 240 units to correspond with the number of units of the former hotel. The Unified Development Code (UDC) currently limits the density within the “CG-2” District to 37 du/ac which equals a maximum density of the site at approximately 166 dwelling units.
- Additionally, the requested special permit addresses reducing the number of required parking spaces to a 1:1 ratio with each apartment unit. As the focus is workforce housing, the predominant type of tenant will be a single-vehicle household.

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 and associated Special Permit.

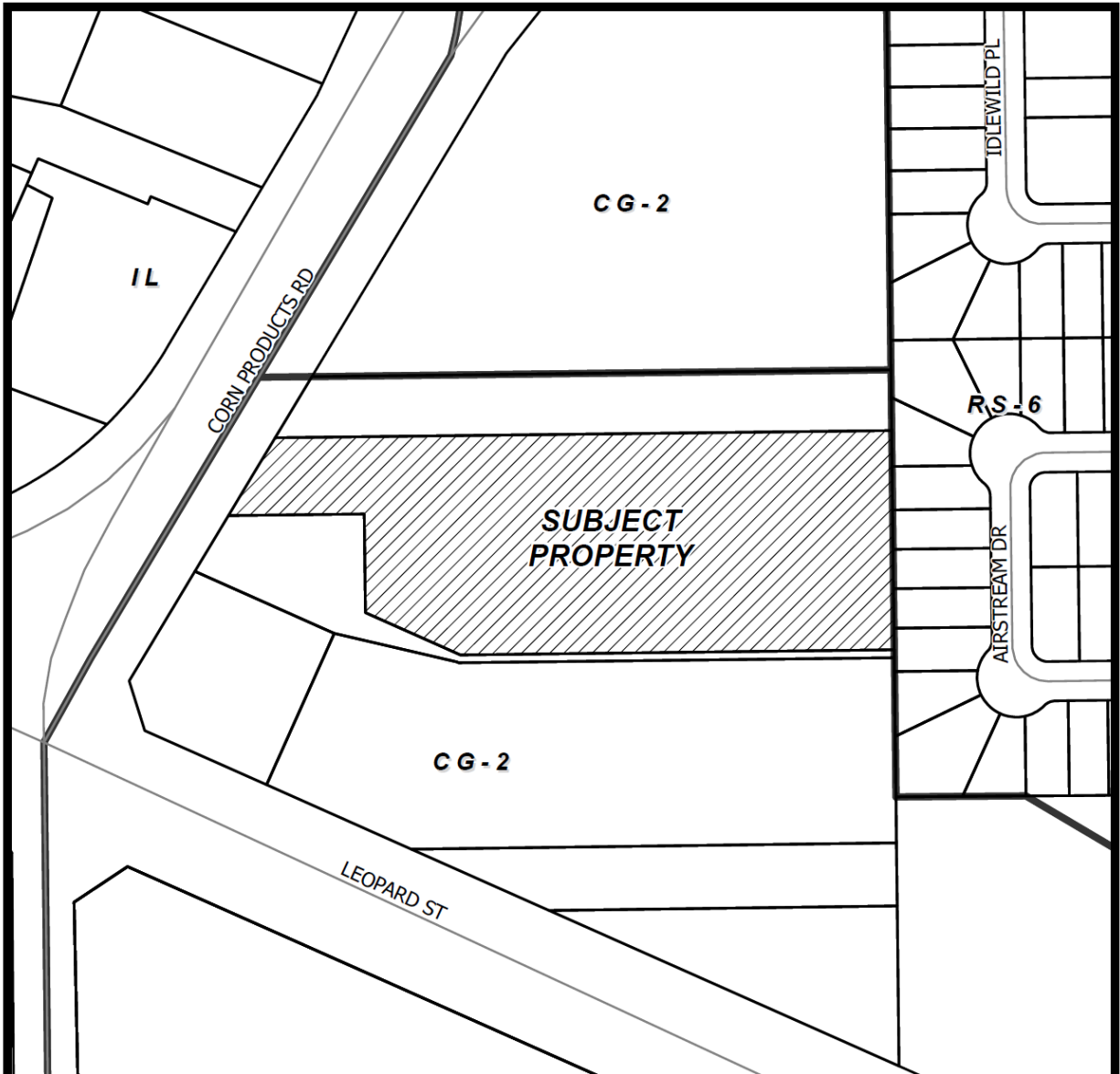
**Planning Commission and Staff Recommendation (April 5, 2023):** Approval of the “CG-2/SP” General Commercial District with a Special Permit and subject to the following conditions:

1. Density: The maximum density of dwelling units shall not exceed 240 units.
2. Parking: One parking space shall be provided per dwelling unit.
3. Driveway Stacking: A minimum of 40 feet of stacking shall be provided before the entrance gate. Any controlled access points shall remain open from the hours of 6 am to 6 pm.
4. Buffer Yard: A buffer yard will be required along the eastern property line as per Section 7.9 of the Unified Development Code (UDC).
5. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
6. Time Limit: In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Notices (returned in opposition)

**ATTACHMENT A: EXISTING ZONING AND NOTICE AREA**



**CASE: 0423-01**  
**SUBJECT PROPERTY WITH ZONING**



- |      |   |      |  |
|------|---|------|--|
| A-1  | Apartment House District                  | I-1  | Limited Industrial District            |
| A-1A | Apartment House District                  | I-2  | Light Industrial District              |
| A-2  | Apartment House District                  | I-3  | Heavy Industrial District              |
| AB   | Professional Office District              | PUD  | Planned Unit Development               |
| AT   | Apartment-Tourist District                | R-1A | One Family Dwelling District           |
| B-1  | Neighborhood Business District            | R-1B | One Family Dwelling District           |
| B-1A | Neighborhood Business District            | R-1C | One Family Dwelling District           |
| B-2  | Bayfront Business District                | R-2  | Multiple Dwelling District             |
| B-2A | Barrier Island Business District          | RA   | One Family Dwelling District           |
| B-3  | Business District                         | RE   | Residential Estate District            |
| B-4  | General Business District                 | R-TH | Townhouse Dwelling District            |
| B-5  | Primary Business District                 | SP   | Special Permit                         |
| B-6  | Primary Business Core District            | T-1A | Travel Trailer Park District           |
| BD   | Corpus Christi Beach Design Dist.         | T-1B | Manufactured Home Park District        |
| F-R  | Farm Rural District                       | T-1C | Manufactured Home Subdivision District |
| HC   | Historical-Cultural Landmark Preservation |      |  |



**ATTACHMENT B: RETURNED NOTICES**

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que con un aviso de 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0423-01**

**Corpus Christi Party Hotel LLC** has petitioned the City of Corpus Christi to consider a change of zoning from the **"CG-2" General Commercial District** to the **"CG-2/SP" General Commercial District with a Special Permit, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**A property located at or near 910 Corn Products Road and described as Lot 4, Block 5, Interstate Industrial Complex, located along the east side of Corn Products Road, north of Leopard Street, and south of Interstate Highway 37.**

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, April 5, 2023**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

**NOTE:** In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Bill & Cathy Lathrop  
Address: 809 Corn Products Rd City/State: C.C. TX 78409  
( ) IN FAVOR (X) IN OPPOSITION Phone: 361-813-7448

REASON:

Bill Lathrop  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No: 23ZN1001  
Property Owner ID: 2

Case No. 0423-01  
Case Manager: Elena Buentello  
Email: elenab@cctexas.com  
361-826-3598

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Printed Name: CATHY LATHROP  
Address: 8802 SkyKnight Drive City/State: Corpus Christi, TX  
( ) IN FAVOR (X) IN OPPOSITION Phone: 361-813-6811 <sup>78414</sup>

REASON:

Cathy Lathrop  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No: 23ZN1001  
Property Owner ID: 3

Case No. 0423-01  
Case Manager: Elena Buentello  
Email: elenab@cctexas.com  
361-826-3598

**CASE: 0423-01**  
**SUBJECT PROPERTY WITH ZONING**

RECEIVED  
MAY 11 2023  
CITY SECRETARY'S OFFICE

Subject Property

A-1	Apartment House District	I-1	Limited Industrial District
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B-6	Primary Business Core District	T-1A	Travel Trailer Park District
BQ	Corpus Christi Beach Design Dist.	T-1B	Manufactured Home Park District
FR	Farm Rural District	T-1C	Manufactured Home Subdivision District
HC	Historical/Cultural Landmark Preservation		

City of Corpus Christi  
LOCATION MAP

To be on the record, this form must be filed out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or via email to [zoning@cctexas.com](mailto:zoning@cctexas.com).

Property Owner(s) Name: Lucinda Marie Dominguez

Address: 6054 Airstream Dr. Phone No: (361) 215-8438

( ) In Favor  In Opposition

REASONS: To avoid higher taxes

Lucinda D  
Signature

**RECEIVED**  
MAY 11 2023  
CITY SECRETARY'S OFFICE

Case Manager: Elena Buentello  
Email: [elenab@cctexas.com](mailto:elenab@cctexas.com)  
Phone: 361-826-3593  
INFOR Case No. 23ZN1001  
Property Owner ID: 25