

**SUBJECT  
PROPERTY**

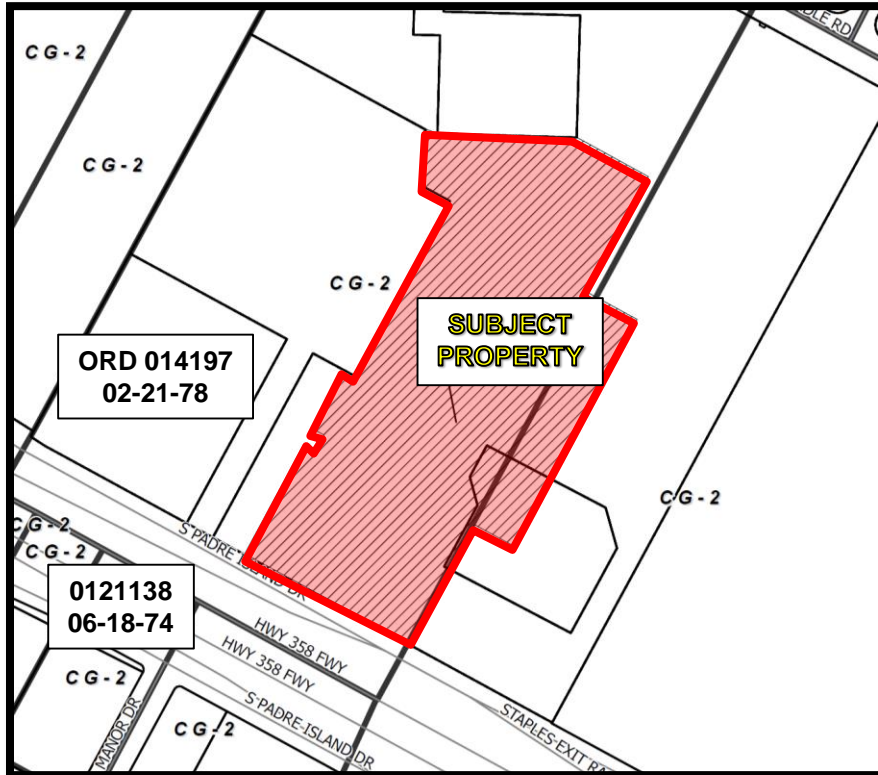
Map labels include: AIRLINE EXIT RAMP, HWY 358 FWY, S PADRE ISLAND DR, STAPLES EXIT DR, and MANOR DR.

**Rezoning for a property at or near  
5858 S. Staples Street  
From the “CG-2” to the “CG-2/SP”**



Planning Commission  
April 2, 2025

# Zoning and Land Use



## Proposed Use:

To allow for an increase in density to accommodate a 6-story apartment complex.

## ADP (Area Development Plan):

Bayside Area Development Plan, Adopted 12/10/24

## FLUM (Future Land Use Map):

Mixed Use

## Existing Zoning District:

"CG-2" General Commercial District

## Adjacent Land Uses:

North: Commercial/Medium-Density Residential;  
Zoned: "CN-1"

South/  
East/ Commercial; Zoned: "CG-2"  
West:

# Public Notification

4 Notices mailed inside the 200' buffer  
4 Notices mailed outside the 200' buffer

## Notification Area

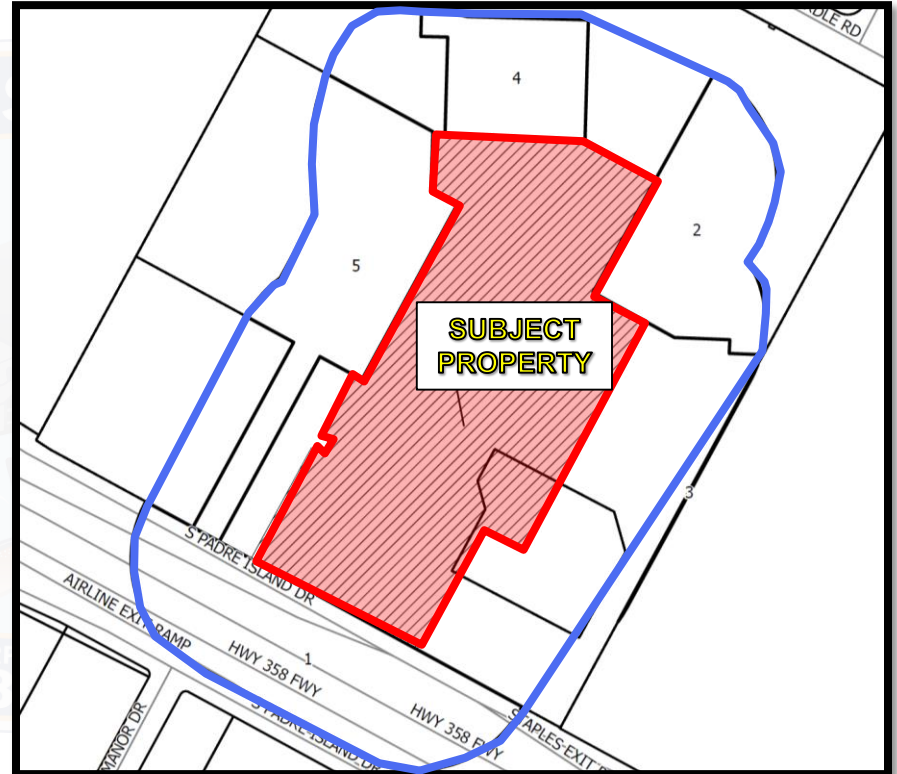


**Opposed: 0 (0.00%)**

*Separate Opposed Owners: (0)*



**In Favor: 0 (0.00%)**



*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

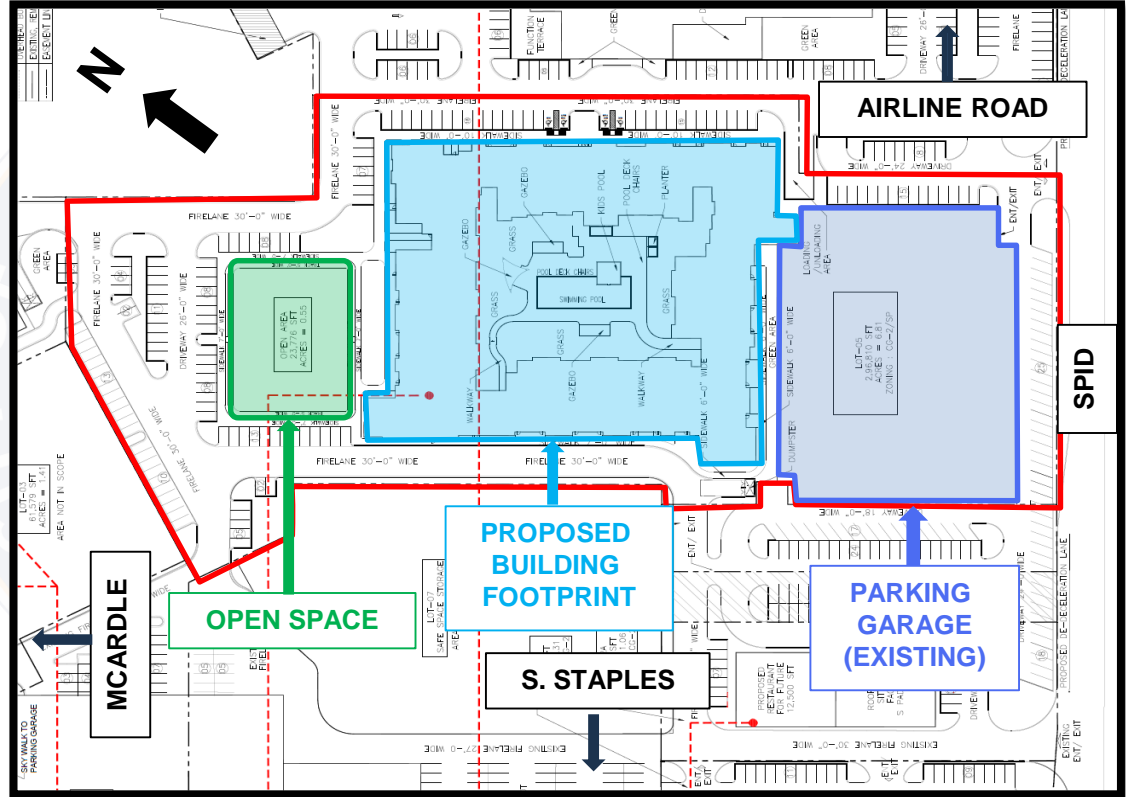
# Site Plan

Subject Property		
6.83 ac	Current	Proposed
Zoning	CG-2	CG-2/SP
Units	253	343
Density	37	50*
*35% Increase in Density		

Breakdown of Units					
Floor	Units	Studio	1 Bed	2 Bed	3 Bed
1	54	1	44	7	2
2	57	1	46	8	2
3	58	1	46	9	2
4	58	1	46	9	2
5	58	1	46	9	2
6	58	1	46	9	2
Total Units	343	6	274	51	12

Parking Requirements						
Units	Units	Parking Ratio	Required Parking	Guest Parking Ratio	Required Guest Parking	Total Parking
Studio	6	1/Bed	6	5/Unit	2	8
1 Bed	274	1.5/Bed	411		55	466
2 Bed	51	2/Bed	102		11	113
3 Bed	12	2/Bed	24		3	27
Total units	343		543		71	614

Parking Availability	
Apartment Building Site	167
Parking Garage	524
Proposed Lot 4	7
Available	698
Required	614



# Staff Analysis & Recommendation

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- The proposed rezoning is consistent with the comprehensive plan as follows:
  - Is consistent with the Future Land Use Map Designation of “Mixed Use”.
  - Is consistent with many elements, goals, and strategies of both PlanCC and the ADP.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The property to be rezoned is suitable for uses permitted in the base zoning district.
- The proposed zoning map amendment does not have a negative impact upon the surrounding neighborhood.
- Technical Review Committee comments have been resolved or acknowledged (See Attachment G).
- Staff defers any roadway-related review to the Traffic Division of Public Works.

**STAFF RECOMMENDS APPROVAL TO THE CG-2/SP**