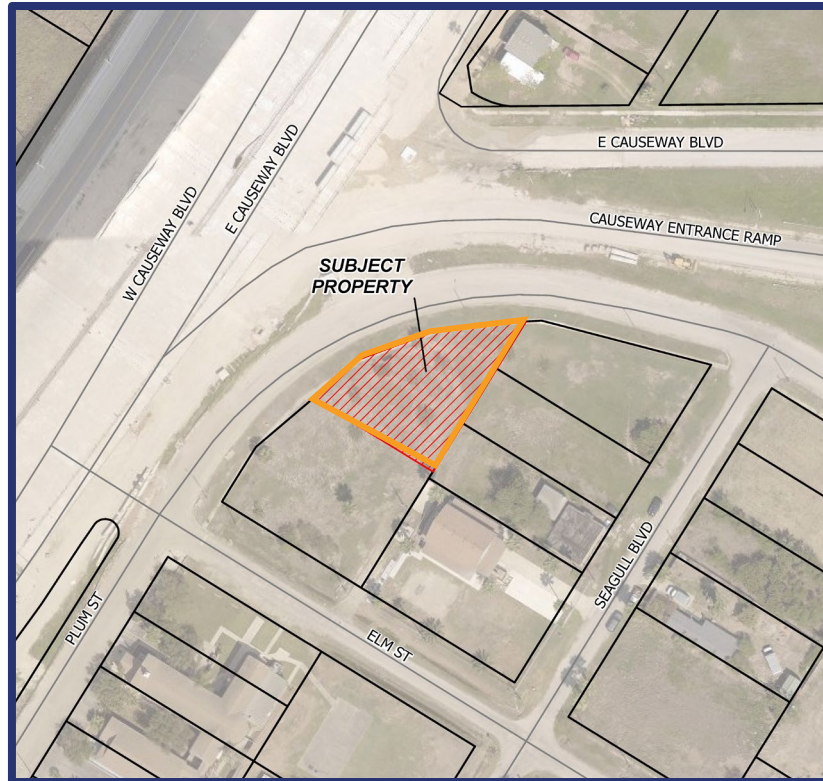




ZONING CASE ZN8910

PLANNING COMMISSION, OCTOBER 29, 2025

PAUL & MELBA SAVOY DISTRICT 1

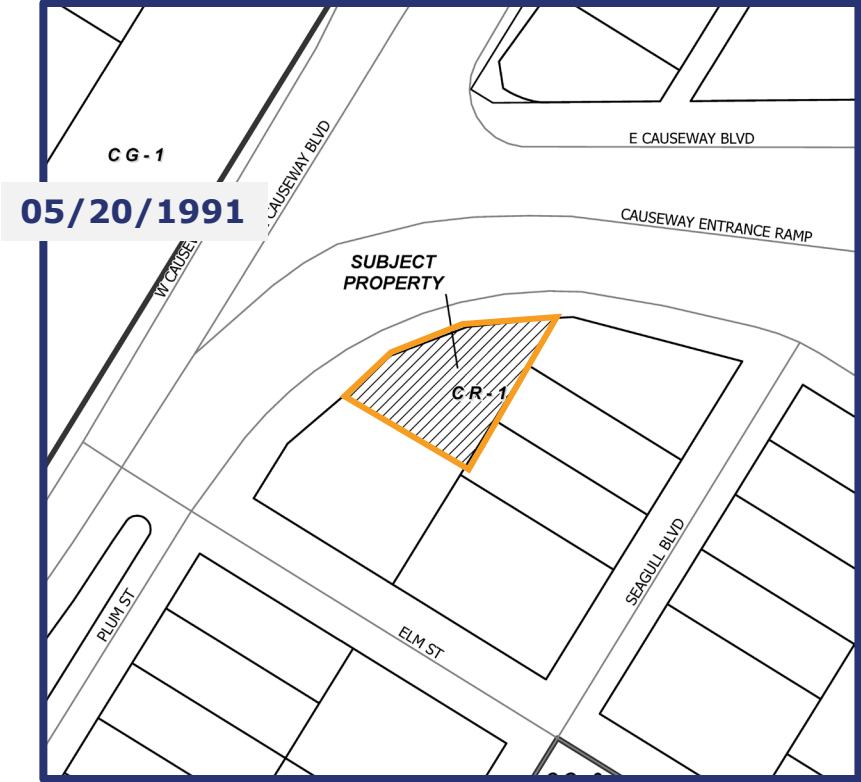


Rezoning a property at or near
3202 E CAUSEWAY BLVD
From the "CR-1" District,
to the "RM-AT" District



CITY OF
**CORPUS
CHRISTI**

Zoning and Land Use



Proposed Use:

To allow a single-family use

Area Development Plan:

Downtown, Adopted March 27, 2018

Designated Future Land Use:

Transportation

Existing Zoning District:

“CR-1” Resort Commercial

	Existing Land Use	Zoning District
Site	Vacant	“CR-1” Resort Commercial
North	Transportation (Plum Street), Medium-Density Residential	
South	Vacant, Medium-Density Residential	
East		
West	Transportation (E. Causeway), Vacant	“CG-1” General Commercial District



Public Notification

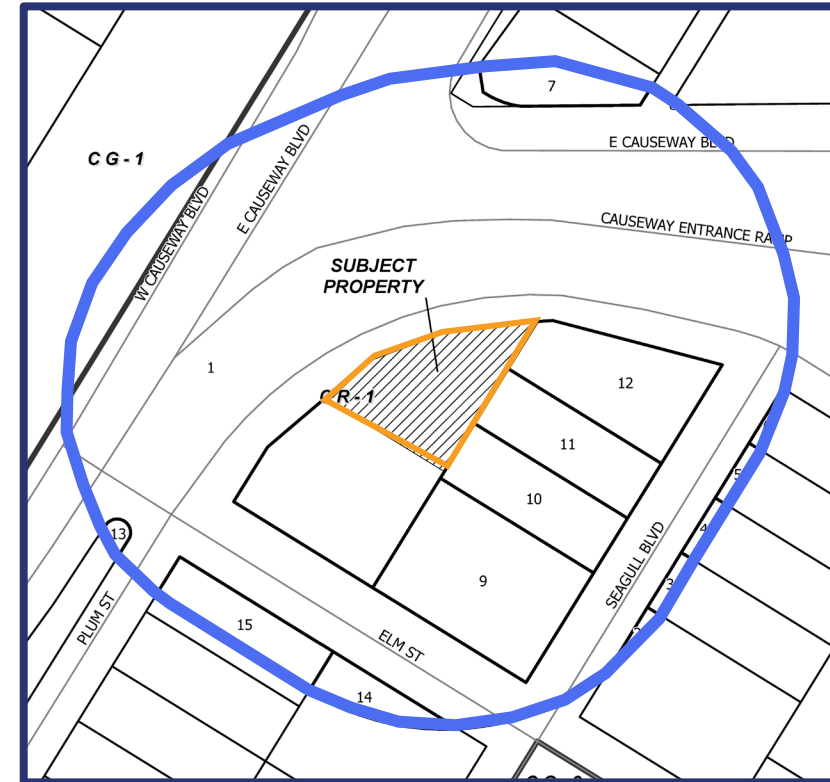
15 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

 **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.



CITY OF
**CORPUS
CHRISTI**

Analysis & Recommendation

- The proposed request is generally consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the future land use designation of transportation.
- The amendment is compatible with the present zoning and conforming uses of nearby property. There are several single-family homes within the vicinity and some public/semi-public uses nearby.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment, and staff does not foresee any adverse impacts unto neighboring properties or the area.

STAFF RECOMMENDS APPROVAL





Thank you!