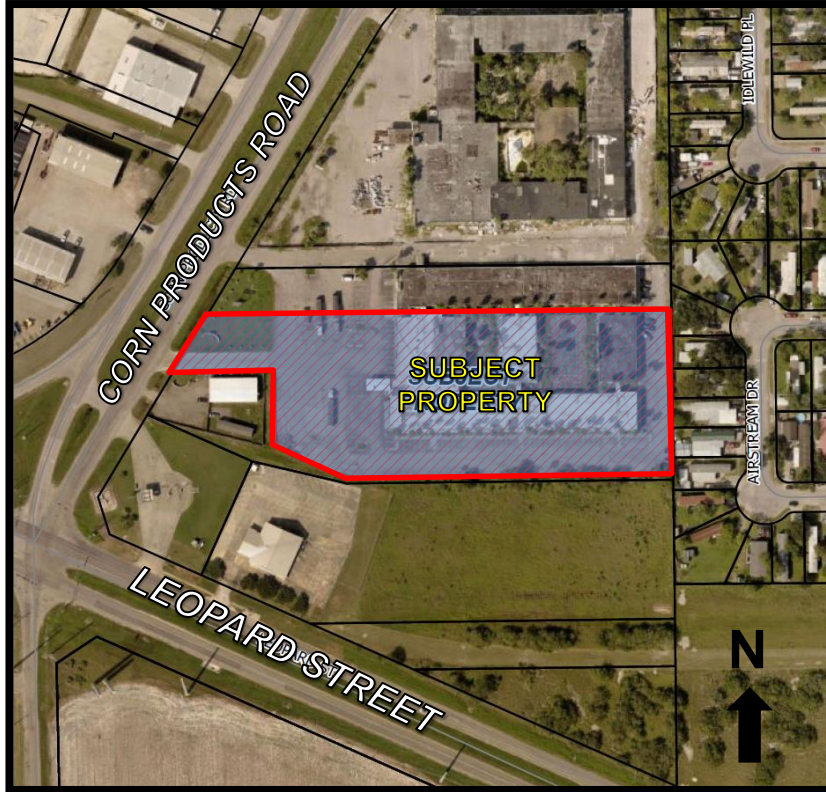


Zoning Case 0423-01



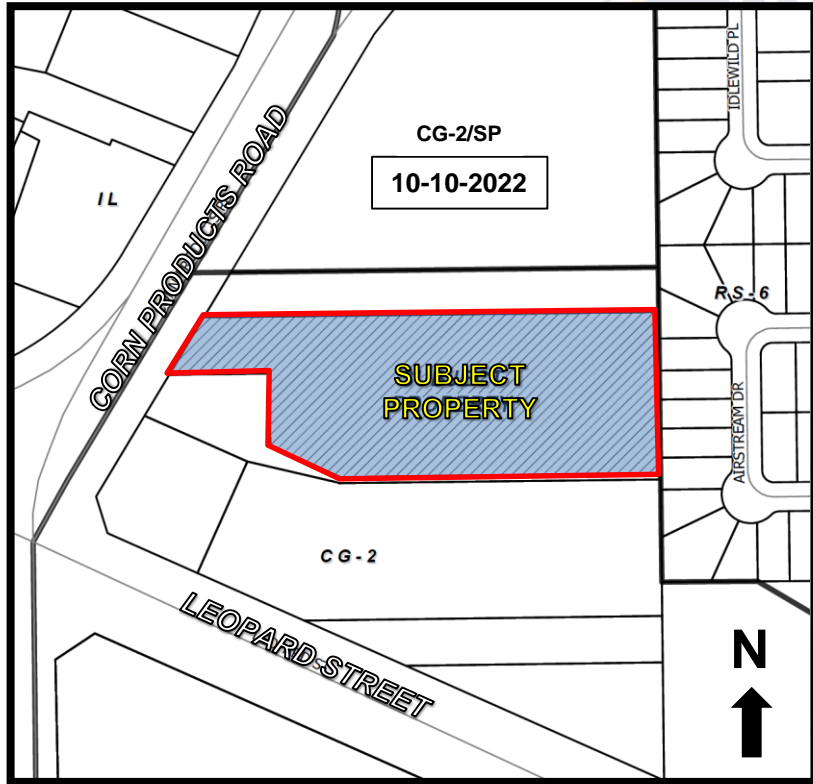
Corpus Christi Party Hotel, LLC DISTRICT 1

Rezoning for a property at
910 Corn Products Road
From "CG-2" to "CG-2/SP"



City Council
June 27, 2023

Zoning and Land Use



Proposed Use:

Residential (Adaptive Reuse-Workforce Housing)

Area Development Plan:

Westside

Future Land Use Map:

Commercial

Existing Zoning:

“CG-2” General Commercial

Adjacent Land Uses:

- North: High-Density Residential, Zoned “CG-2/SP”
- South: Vacant, Zoned “CG-2”
- East: Low-Density Residential, Zoned “RS-6”
- West: Light Industrial, Zoned “IL”

Public Notification

27 Notices mailed inside 200' buffer
2 Notice(s) mailed outside 200' buffer

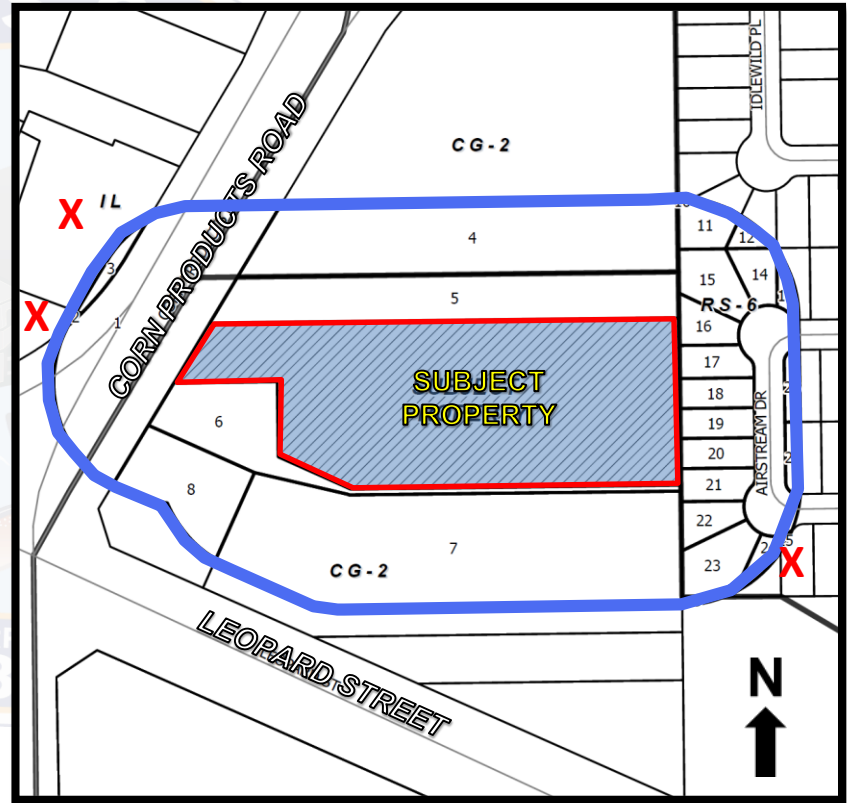
Notification Area



Opposed: 3 (0.64%)
Separate Opposed Owners: 2



In Favor: 0 (0.00%)



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

Staff Analysis And Recommendation

- Inconsistent with the Future Land Use Map which proposes commercial uses. However, the proposed rezoning is consistent with many broader elements of the comprehensive plan.
- 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.
- Requested Special Permit seeks to increase the maximum density to 240 units to correspond with the number of units of the former hotel.
- As the focus is workforce housing, the predominant type of tenant will be a single-vehicle household. The requested special permit addresses reducing the number of required parking spaces to a 1:1 ratio with each apartment unit.

PLANNING COMMISSION & STAFF RECOMMENDATION (April 5, 2023): Approval of the rezoning from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit.

Special Permit 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.