

# Zoning Case 0822-02



**Corpus Christi Capital Group, L.L.C.**

**DISTRICT 1**

Rezoning for a property at  
6255 IH 37  
From "CG-2" to "CG-2/SP"



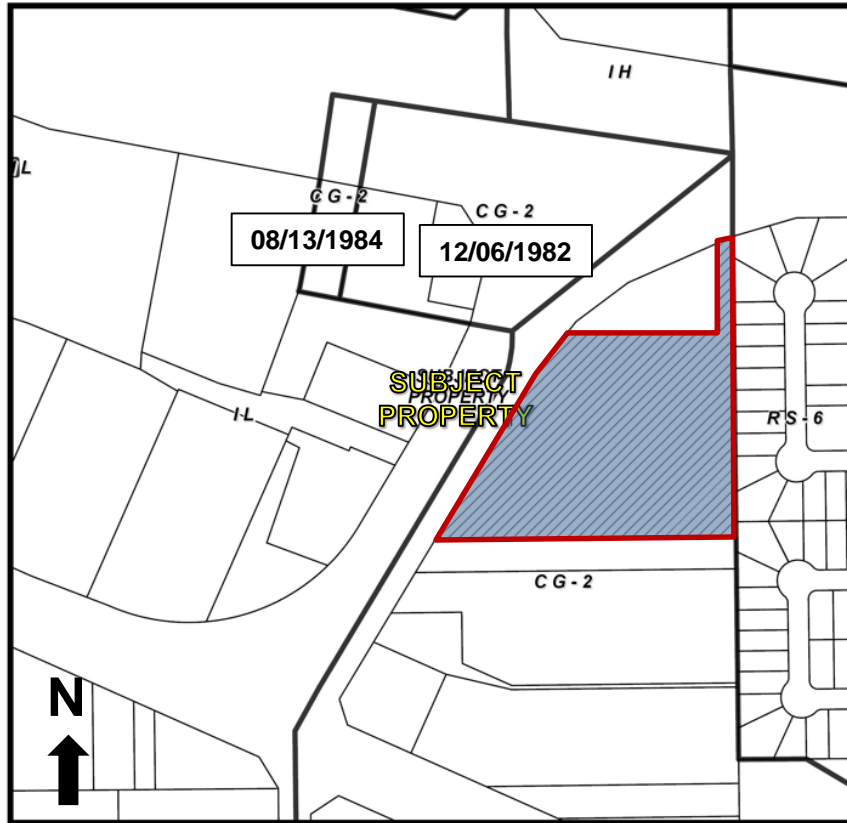
City Council  
September 20, 2022

# Aerial Image

---



# 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: Commercial, and Vacant
- South: Commercial, Public/Semi-Public, and Vacant
- East: Light Industrial
- West: Low-Density Residential

# Public Notification

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

## Notification Area

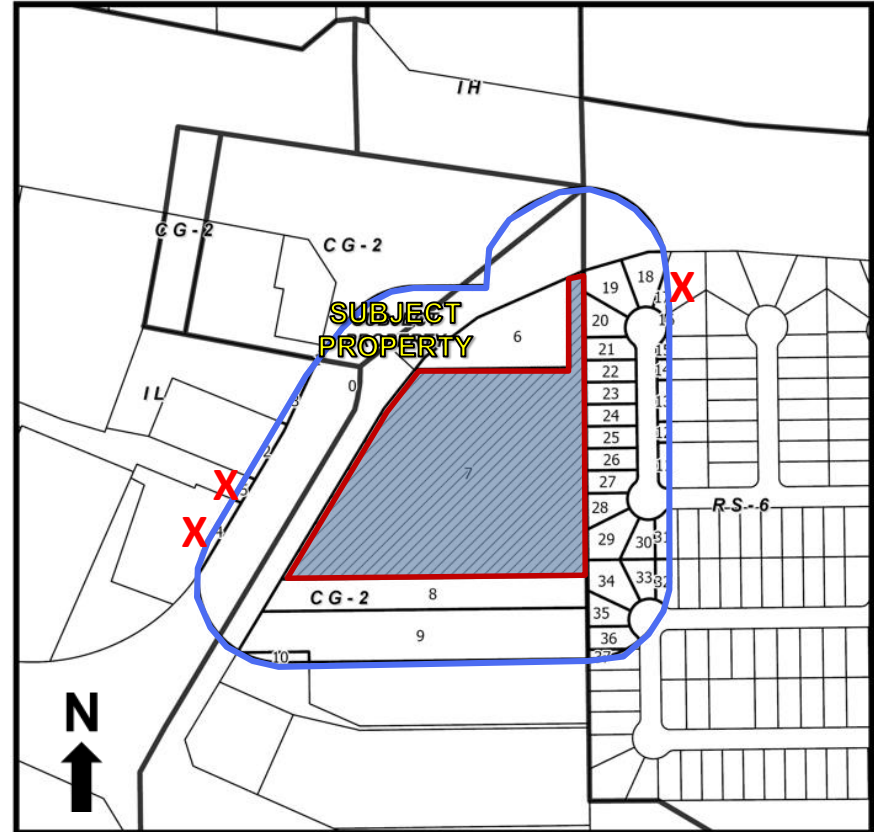
Opposed: 3 (0.79%)  
*Separate Opposed Owners: 0*



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

---

- Proposed rezoning is inconsistent with the Future Land Use – Commercial.
- Proposed conversion of the former hotel is an opportunity for adaptive reuse.
- Supplies the needed workforce housing in demand within the Northwest area of Corpus Christi.
- Special Permit seeks to do the following:
  - Increase the maximum density to 360 units.
  - Reduce the number of required parking spaces to a 1:1 ratio with each unit.

**PLANNING COMMISSION & STAFF RECOMMENDATION (August 10, 2022):**  
**Approval of the rezoning 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 360 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.

## **PLANNING COMMISSION & STAFF RECOMMENDATION (August 10, 2022):**

**Approval of the rezoning to the “CG-2/SP” General Commercial District with a Special Permit.**