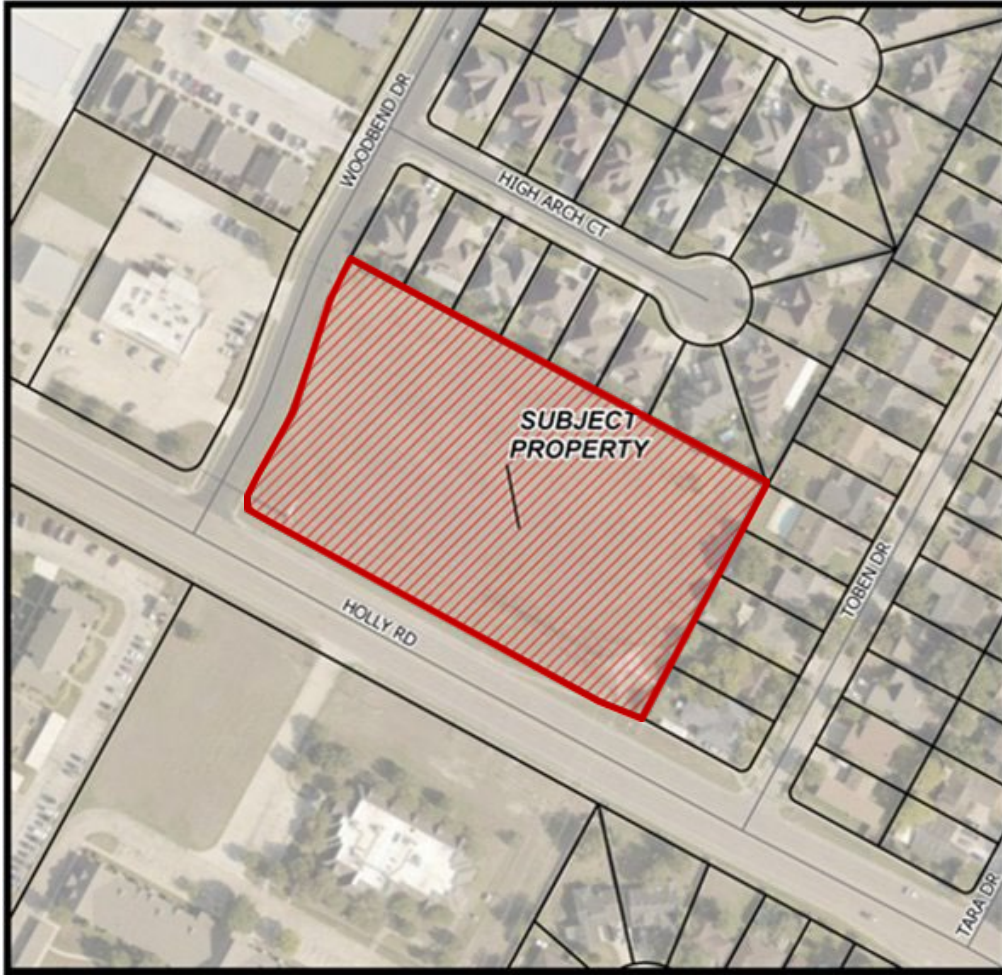




ZONING CASE ZN8548 AI Development, Inc.

CITY COUNCIL, OCTOBER 21, 2025

AI Development, Inc. District 4



Rezoning a property at or near

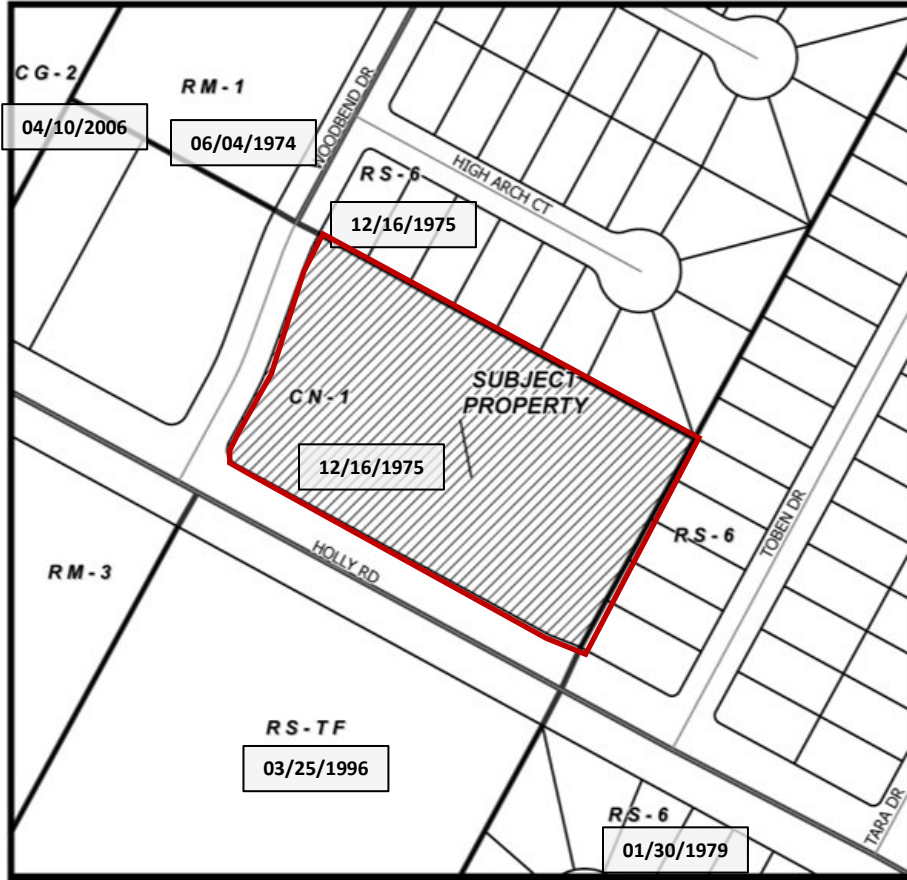
6502 Holly Road

From the "CN-1" Neighborhood
Commercial District to the "CG-2" General
Commercial District



CITY OF
**CORPUS
CHRISTI**

Zoning and Land Use



Proposed Use:

To allow a commercial development

Area Development Plan:

Southside, Adopted on March 17, 2020

Designated Future Land Use:

High-Density Residential

Existing Zoning District:

"CN-1" Neighborhood Commercial District

	Existing Land Use	Zoning District
North	Low- and Medium-Density Residential	"RS-6" Single-Family, "RM-1" Multifamily
South	Low- and Medium-Density Residential	"RS-TF/SP Two-Family with a Special Permit, "RS-6" Single-Family
East	Low-Density Residential	"RS-6" Single-Family
West	Commercial, Medium-Density Residential	"CN-1" Neighborhood Commercial, "RS-6" Single-Family



Public Notification

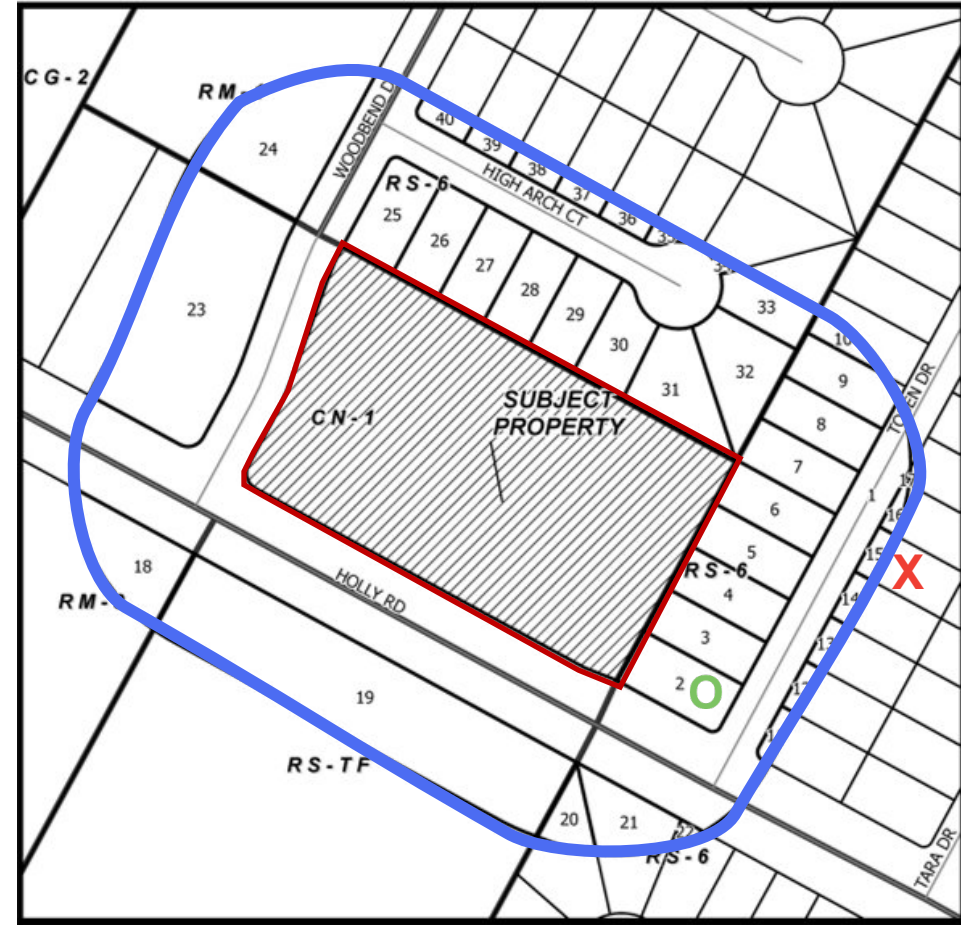
40 Notices mailed inside the 200' buffer
4 Notices mailed outside the 200' buffer

 **Notification Area**

 **Opposed: 1 (0.27%)**
Separate Opposed Owners: (1)

 **In Favor: 1 (1.91%)**

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



Analysis & Recommendation

- The Zoning Map amendment request is generally consistent with the Comprehensive Plan and the south side area development plan; however, it is inconsistent with the future land use designation of High-Density Residential.
- The amendment is not compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - The current zoning district allows the uses proposed by the applicant, as does the “CG-2” General Commercial District, however, it would permit more intense commercial development to take place, including bars/nightclubs, mini storage, and car dealerships.
- The property to be rezoned is not suitable for the zoning district that would be applied by the proposed amendment.
 - Where located, the site would allow a “CG-2” District mid-block, and the type of traffic that the proposed zoning would generate aligns with a primary arterial road, rather than a minor arterial road, which is the classification for Holly Road. Yorktown Boulevard is an example of a primary arterial road.

**PLANNING COMMISSION AND STAFF RECOMMEND DENIAL
FROM THE “CN-1” NEIGHBORHOOD COMMERCIAL DISTRICT
TO THE “CG-2” GENERAL COMMERCIAL DISTRICT**





Thank you!