

# ZONING REPORT

Case # 0822-02

## Applicant & Subject Property

**City Council District: 1**

**Owner:** Corpus Christi Capital Group, LLC.

**Applicant:** Corpus Christi Capital Group, LLC.

**Address and Location:** 6255 Interstate Highway 37, located along the east side of Corn Products Road, south of Interstate Highway 37, and north of Leopard Street.

**Legal Description:** Lot 2, Block 5, Interstate Industrial Complex

**Acreage of Subject Property:** 6.82 acres

## Zoning Request

**From:** "CG-2" General Commercial District

**To:** "CG-2/SP" General Commercial District with a Special Permit

**Purpose of Request:** To allow for the conversion of a defunct hotel to workforce housing apartment units.

## Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"CG-2" General Commercial	Commercial	Commercial
North	"CG-2" General Commercial	Commercial and Vacant	Commercial and Light Industrial
South	"CG-2" General Commercial	Commercial	Commercial
East	"RS-6" Single-Family 6	Low Density Residential (Mobile Home Community)	Medium Density Residential
West	"IL" Light Industrial	Light Industrial	Light Industrial

**Plat Status:** Property is platted.

**Air Installation Compatibility Use Zone (AICUZ):** Not located in an AICUZ.

**Code Violations:** None.

## Transportation & Circulation for Corn Products Road

Urban Street <sup>1</sup>	Designation <sup>1</sup>	Section Proposed <sup>1</sup>	Section Existing <sup>1</sup>
Corn Products Road	A2 Secondary Arterial	4 Lanes, 100 Feet	4 Lanes, Center grassy median 180 Feet

Distance to Bicycle Network <sup>2</sup>	Bicycle Infrastructure <sup>2</sup>	
	Segment Proposed <sup>2</sup>	Segment Existing
	1-Way Cycle Track (Both Sides) Bike Boulevard	None

To the south .30 miles	Bike Boulevard	
1 City of Corpus Christi Urban Transportation Plan 2 Strategic Plan for Active Mobility		
<b>Transit:</b> The Corpus Christi RTA provides service to the subject property via Bus Route 32 Southside with a bus stop (Leopard @ Violet) approximately .5 miles to the north of the subject property.		
<b>Utilities</b>		
<b>Gas:</b> 6-inch gas service line located along the east property line. <b>Stormwater:</b> Storm ditch located along Corn Products Road. <b>Wastewater:</b> 8-inch PVC along the east property line. <b>Water:</b> 8-inch Asbestos-Cement Pipe (ACP) service line located along Corn products Road.		
<b>Corpus Christi Comprehensive Plan</b>		
<b>Plan CC:</b> Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. <b>Area Development Plan (ADP):</b> According to Plan CC the subject property is located within the Northwest ADP (Adopted January 9, 2001, currently no plans to update). <b>Future Land Use Map:</b> Commercial <b>Water Master Plan:</b> Currently, there are no proposed improvements. <b>Wastewater and Stormwater:</b> Currently, there are no proposed improvements.		
<b>Public Notification</b>		
Number of Notices Mailed	– 37 within the 200-foot notification area	
Returned Notices: In Favor	– 0 inside the notification area	
In Opposition	– 0 inside the notification area	
	0.0% in opposition within the 200-foot notification area	
<b>Public Hearing Schedule</b>		
<b>Planning Commission Hearing Date:</b> August 10, 2022 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> September 20, 2022 <b>City Council 2<sup>nd</sup> Reading Date:</b> September 27, 2022		

### Comprehensive Plan Consistency:

**Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:

- Resilience and Resource Efficiency
  - Reinvestment in existing communities conserves resources and sensitive environments:
    - Encourage the preservation and adaptive reuse of existing structures to reduce construction waste and conserve energy and materials.
- Future Land Use, Zoning, and Urban Design
  - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
  - Encourage orderly growth of residential, commercial, and industrial areas.
- Housing and Neighborhoods
  - Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.

- Support the planning, regulatory, and funding initiatives needed to provide a diversity of housing types – rental and ownership, market-rate and assisted – to meet community needs.

**Future Land Use Map:** The proposed rezoning is not consistent with the Future Land Use map:

- Commercial. An amendment to the Future Land Use Map is warranted.

**Staff Analysis:** “While the comprehensive plan is consulted when making decisions about rezonings. . . It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose of the rezoning request and conducted research into the properties land development history to include platting, zoning, existing surrounding land uses and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of comprehensive plan. As a result of the above analysis staff notes the following:

- The proposed rezoning is not consistent with the Future Land Use Map which proposes commercial uses.
- The 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.
- The requested Special Permit seeks to increase the maximum density to 360 units to correspond with the number of units of the former hotel. The Unified Development Code (UDC) currently limits the density within the “CG-2” District to 37 du/ac which equals a maximum density of the site at approximately 250 dwelling units.
- Additionally, the requested special permit addresses reducing the number of required parking spaces to a 1:1 ratio with each apartment unit. As the focus is workforce housing, the predominant type of tenant will be a single-vehicle household.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposes approval of the change of zoning and associated Special Permit.

**Staff Recommendation:** Approval of the “CG-2/SP” General Commercial District with a Special Permit and subject to the following 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.

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Returned Notices

## ATTACHMENT A: EXISTING ZONING AND NOTICE AREA

