



# Checklist

## Application

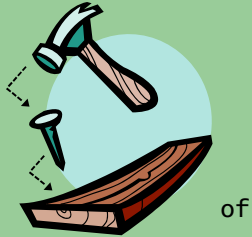
- Change of Zoning Application

## Appropriate Approvals & Permits

- Zoning
- Planning Commission
- Zoning Board of Adjustment
- City Council

## Cost

- Based on the size of the property to be re-zoned. Fees start at \$1,107.50 plus \$10 per sign.



## Notes:

- Appointment Time: \_\_\_\_\_
- Estimated Review Time: \_\_\_\_\_
- Project Approval is ready on: \_\_\_\_\_
- Project Manager Name: \_\_\_\_\_
- Phone/Email: \_\_\_\_\_

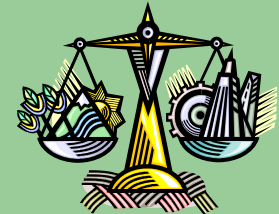
*Zoning protects neighborhoods against incompatible uses and increases the property value of the City.*



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# Change of Zoning

Development Services Department



City of Corpus Christi

City of Corpus Christi

*Helping Build OUR Community  
By Providing The Best Service  
Possible*

(361) 826-3240

# Change of Zoning

Zoning regulates how people use land and manages growth of communities.

A change of zoning, or land use designation, requires the approval of the Planning Commission and the City Council (in some cases, it may require the Zoning Board of Adjustment to hear the case as well).

Before you get started, there are some important items to consider such as:

- Why do you want to re-zone?
- What Approvals will be Required?
- Is a change of zoning your only option?

While it may seem confusing, we're here to help make your project a success.



***We're here to take the guess work out of your project!***

## What is Required?

A change of zoning project begins with a discussion with a project manager to ensure the land use designation you are seeking is compatible in the area. It will require a review of the comprehensive plan, the recommended future land use map, area development plan, and other master plans developed by the City. In general, a change of zoning application is the first step in the process.

## What to Expect

If you are seeking general information, one of our early assistance staff will discuss your proposed location, parking, screening, etc. You can then call us when you are ready to proceed with your project.

If you are ready to go, one of our project managers will assist in getting the application for a zoning change completed. This will require special notice by the City in the legal section of the Caller-Times as well a notice to property owners within 200 feet of the proposed site. You will be required to purchase at least one sign that will need to be placed on the site notifying the adjacent property owners of the intent to re-zone the property.

The application will be placed on the docket of the next available Planning Commission meeting date. Our planners will review the request, develop a formal report and present the information to the Planning Commission and City Council at a subsequent meeting.

While you are not required to attend either the Planning Commission meeting, or that of the City Council, we strongly encourage you to attend to help explain any questions that may need to be addressed.

Our project management staff can help navigate any unfamiliar terms or questions you may have.

## How Much Does It Cost?

Application costs start at \$1,107.50 plus the cost of sign(s). Costs will vary depending on the size of the property to be re-zoned. A project manager can provide you with a fees list to help you plan your project. It is important that you know that only 35% of the application fee may be refunded, and only if City Council does not hear your case



***Let's Get Building  
Corpus Christi!***

## City of Corpus Christi

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