

# Zoning Case ZN8853



**Eduardo Gonzalez**  
District 3

**Rezoning for a property at or near  
4921 Kostoryz Road  
From the "RS-6" Single-Family 6 District  
To the "CN-1/SP" Neighborhood Commercial District with a  
Special Permit**



City Council  
October 14, 2025

# Zoning and Land Use



## **Proposed Use:**

To allow a vehicle sales use

## **ADP (Area Development Plan):**

Bayside, Adopted on December 10, 2024

## **FLUM (Future Land Use Map):**

Medium-Density Residential

## **Existing Zoning District:**

“RS-6” Single-Family 6

## **Adjacent Land Uses:**

North: Vacant, Medium-Density Residential; Zoned: “RS-6” and “ON”

South: Low-Density Residential, and Public/Semi-Public; Zoned: RS-6

East: Medium-Density Residential, and Public/Semi-Public; Zoned: “ON” and “RS-6”

West: Vacant, Low-Density Residential; Zoned: “RS-6”



# Public Notification

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

## Notification Area

**Opposed: 0 (0.00%)**

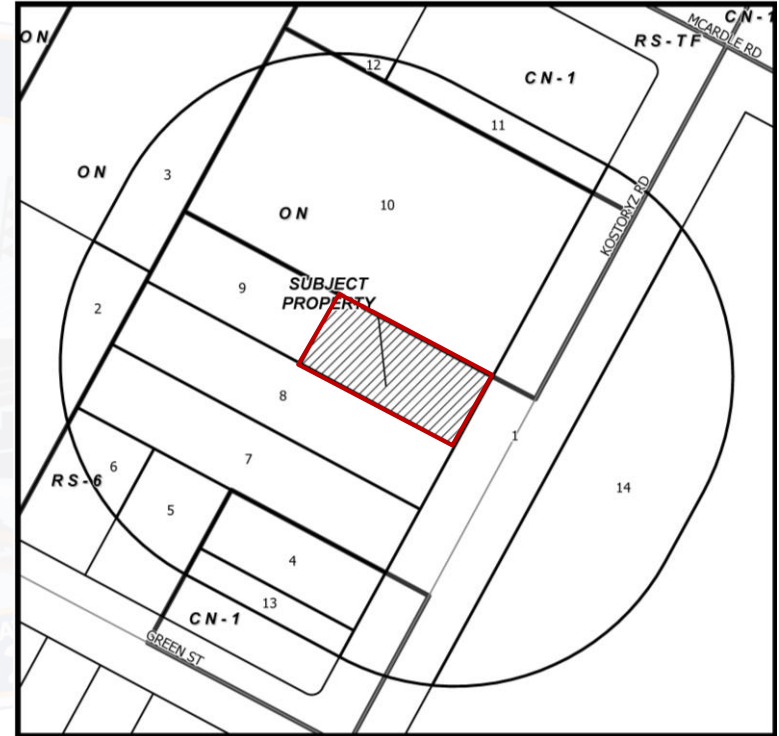
*Separate Opposed Owners: (0)*

**X**

**In Favor: 0 (0.00%)**

**O**

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



# Staff Analysis and Recommendation

---

- The proposed rezoning is consistent with the City of Corpus Christi guiding documents such as the comprehensive plan and the area development plan; however, is inconsistent with the future land use map designation of medium-density residential.
- Although the future land use map does not designate commercial zoning, the applicant is requesting a less-intense commercial zoning to accommodate the surrounding neighborhood.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property.

**PLANNING COMMISSION AND STAFF RECOMMEND  
APPROVAL TO THE “CN-1/SP” NEIGHBORHOOD  
COMMERCIAL DISTRICT WITH A SPECIAL PERMIT**

# Special Permit Conditions

---

The Special Permit will be subject to the following conditions:

- 1. USE:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is vehicle sales. Expansion of the uses granted by this special permit is prohibited.
- 2. PARKING:** Parking shall be as per the UDC (Unified Development Code) Section 7.2 Off Street Parking, Loading, and Stacking.
- 3. LANDSCAPING:** Vehicular screening along Kostoryz Road shall be according to the landscaping as per UDC (Unified Development Code) Section 7.3 Landscaping.
- 4. DUMPSTER:** Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of a solid or opaque material that matches or compliments the building material.
- 5. BUFFER YARD:** A buffer yard consisting of at least 10 feet and 15 points shall be installed, maintained, and remain in place along the north and east property boundaries as long as residential districts or uses are adjacent.
- 7. HOURS OF OPERATION:** The hours of operation shall be limited from 08:00 AM to 07:00 PM. Customer access to the facility shall be prohibited after 7:00 PM.
- 9. TIME LIMIT:** Per 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.