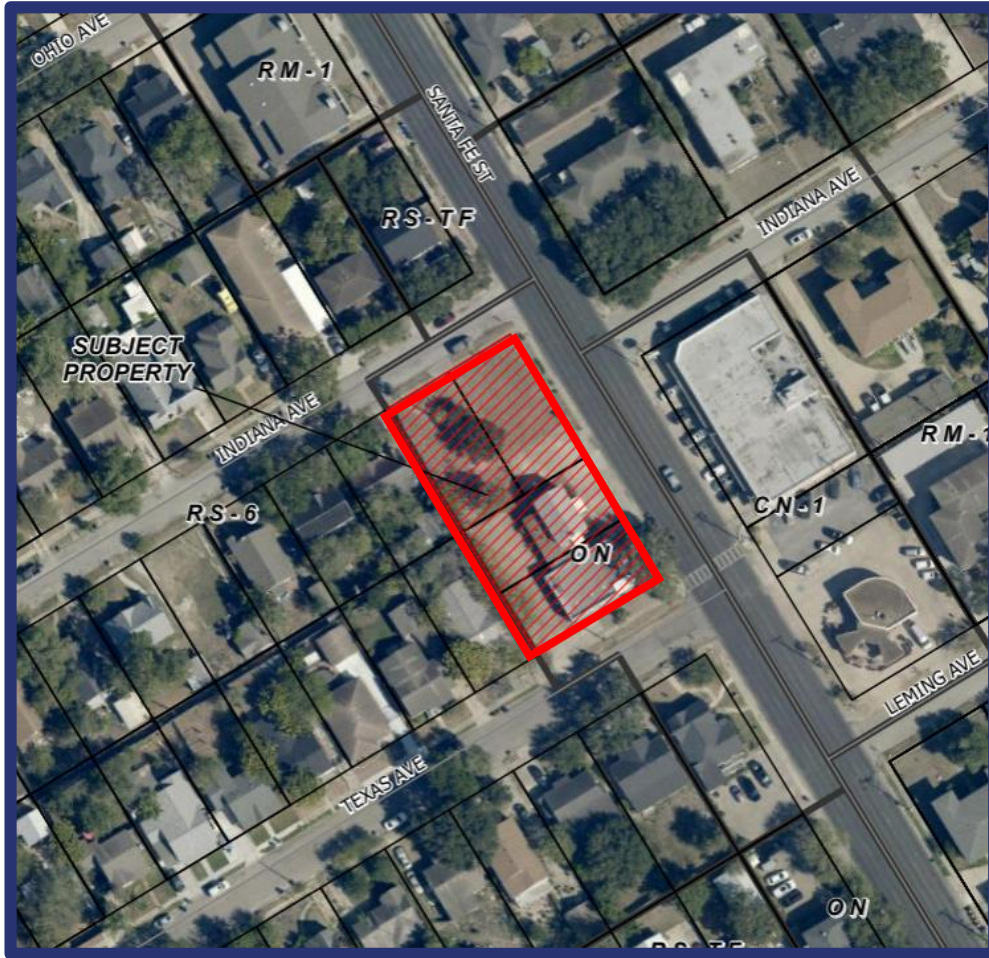




CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZONING CASE ZN9250
Morehead Dotts Rybak, Inc.

CITY COUNCIL, JULY 14, 2026



Morehead Dotts Rybak, Inc. DISTRICT 2



Rezoning a property at or near

2767 Santa Fe Street

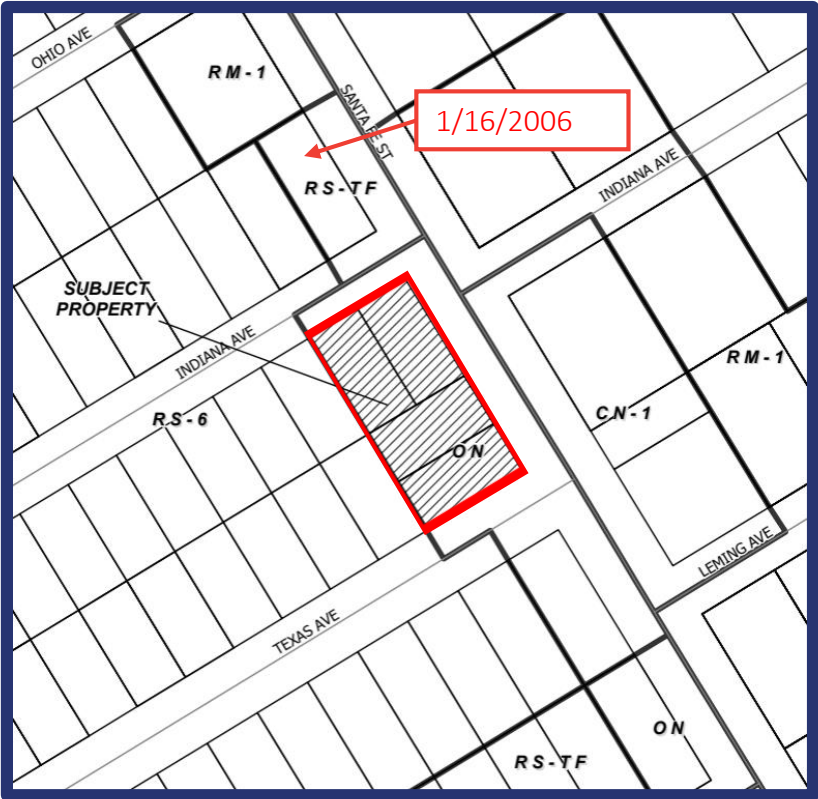
From the “ON” Neighborhood Office District

To the “CN-1” Neighborhood Commercial District



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Zoning and Land Use



Proposed Use:

To allow a vintage retail store

Area Development Plan:

Bayside Area Development Plan
(Adopted December 10, 2024)

Designated Future Land Use:

Medium-Density
Residential/Commercial

Existing Zoning District:

“ON” Neighborhood Office District

	Existing Land Use	Zoning District
Site	Vacant/Professional Office	“ON” Neighborhood Office
North	Medium-Density Residential	“RS-6” Single-Family
South	Medium-Density Residential	“RS-6” Single-Family
East	Commercial	“CN-1” Neighborhood Commercial
West	Medium-Density Residential	“RS-6” Single Family



Public Notification

36 Notices mailed inside the 200' buffer
5 Notices mailed outside the 200' buffer

-  Notification Area
-  Opposed: 0 (0.00%)
Separate Opposed Owners: (0)
-  In Favor: 3 (7.15%)



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



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Analysis & Recommendation

- The proposed rezoning is consistent with the Bayside ADP. Of the four lots to be rezoned, two of them are inconsistent with the future land use designation of Medium-Density Residential while the other two lots, located at the southeast half of the property, will maintain commercial FLUM designation.
- The requested amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding neighborhood.
- The property is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment, if approved.

PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL FROM THE
“ON” NEIGHBORHOOD OFFICE DISTRICT TO THE
“CN-1” NEIGHBORHOOD COMMERCIAL 1 DISTRICT



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Thank you!