

# ZONING REPORT

## CASE ZN8853

Applicant & Subject Property			
<b>District:</b> 3 <b>Owner:</b> Eduardo Gonzalez <b>Applicant:</b> Eduardo Gonzalez <b>Address:</b> 4921 Kostoryz Road, located along the north side of SPID, west of Kostoryz Rd, and south of McArdle Road. <b>Legal Description:</b> Lexington Place, southeast 1/2 of the southwest 1/2 of Lot U <b>Acreage of Subject Property:</b> 0.22 acres. Refer to Attachment (A) Metes and Bounds.			
Zoning Request			
<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "CG-1" General Commercial District <b>Purpose of Request:</b> To allow a vehicles sales uses.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RS-6" Single-Family 6	Low-Density Residential	Medium-Density Residential
<b>North</b>	"RS-6" Single-Family 6, "ON" Neighborhood Office	Vacant, Medium-Density Residential	Commercial, High-Density Residential
<b>South</b>	"RS-6" Single-Family 6	Low-Density Residential, Transportation (Kostoryz), Public/Semi-Public	Low-Density Residential, Transportation (Kostoryz), Government
<b>East</b>	"ON" Neighborhood Office, "RS-6" Single-Family 6	Medium-Density Residential, Transportation (Kostoryz), Public/Semi-Public	High-Density Residential, Transportation (Kostoryz), Government
<b>West</b>	"RS-6" Single-Family 6	Vacant, Low-Density Residential	Commercial, Low-Density Residential
<b>Plat Status:</b> The subject property is not platted. <b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> The subject property is not within a MCAOD District. <b>Code Violations:</b> None			
Roadway Master Plan			
Kostoryz Road	Designation	Section Proposed	Section Existing
	"A1" Minor Arterial Undivided	95-Foot ROW 4 Lanes, Center Turn Lane	80-Foot ROW 4 Lanes, Center Turn Lane

<b>Transit:</b> The Corpus Christi RTA provides service to the subject property via Bus Route (s) 15 Carroll High School at the extremities of the block along Kostoryz Road, near South Padre Island Drive, and McArdle Road.	
<b>Bicycle Mobility Plan:</b> The subject property is approximately 300 feet from the nearest 1-Way Cycle Track (Both Sides), along McArdle Road.	
<b>Utilities</b>	
<b>Gas:</b> A 2-inch PE (active) grid main exists along the west side of Kostoryz Road. <b>Stormwater:</b> A 54-inch RCP (active and public) storm water pipe exists along the east side of Kostoryz Road. <b>Wastewater:</b> An 8 -inch PVC (active and public) wastewater gravity main exists along the west side of Kostoryz Road, and an 18 -inch HDPE (active and public) wastewater gravity main exists along the east side of Kostoryz Road. <b>Water:</b> 12-inch PVC (active and public) exists along the west side of Kostoryz 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>ADP (Area Development Plan):</b> According to Plan CC the subject property is located within the Southeast ADP (Adopted on December 10, 2024).	
<b>Water Master Plan:</b> No improvements have been proposed. <b>Wastewater Master Plan:</b> No improvements have been proposed. <b>Stormwater Master Plan:</b> Minimal improvements have been proposed, which, include culverts. <b>Roadway Master Plan:</b> No improvements have been proposed.	
<b>Public Notification</b>	
Number of Notices Mailed	14 within a 200-foot notification area 6 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owners)
<b>Public Hearing Schedule</b>	
<b>Planning Commission Hearing Date:</b> September 3, 2025 <b>Tentative City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> October 14, 2025 <b>Tentative City Council 2<sup>nd</sup> Reading Date:</b> October 21, 2025	

### Background:

The subject property is a 0.22-acre undeveloped tract near South Padre Island Drive, a freeway, and along Kostoryz Road, an A1 class arterial road, in the Bayside area.

The surrounding properties are zoned “RS-6” Single-Family 6 and “ON” Neighborhood Office District to the north, with a vacant property, and another with Medium-Density residential land use. The properties to the east of the subject parcel, abutting Kostoryz Road as well, are zoned “ON” Neighborhood Office and “RS-6” Single-Family 6, with Medium-Density Residential and Public/Semi-

Public land uses. The properties to the south are zoned “RS-6” Single-Family 6 District with Low-Density Residential and Public/Semi-Public land use, also adjacent to Kostoryz Road. To the west of the subject parcel, properties are “RS-6” Single-Family 6 District, with Low-Density Residential land uses, and a vacant property.

The applicant is requesting a change in zoning to the “CG-1” General Commercial District to accommodate a small vehicle sales use. The “CG-1” General Commercial District permits restaurants, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses. District allows

#### **Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:**

The proposed rezoning is consistent with Elements, Goals and Strategies for Decision Makers:

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
  - Encourage the protection and enhancement of residential neighborhoods.
  - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
  - Encourage orderly growth of new residential, commercial, and industrial areas.
  - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

#### **Southside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is consistent with the Southeast ADP; however, is inconsistent with the future land use designation of Medium-Density Residential. While inconsistent with the future land use designation, the proposed rezoning meets the following vision theme.

- Bayside hosts a robust mix of commercial, residential, and recreational uses with clear signage and wayfinding that attract visitors.

#### **Staff Analysis:**

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s 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 the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is inconsistent with the City of Corpus Christi guiding documents, including the area development plan. They both address commercial zoning for essential needs of surrounding residents; and given the intense uses that the general commercial district may allow, the site is not appropriate for the applicant’s request.
  - A General Commercial zoning in this scenario is not compatible with the present zoning and conforming uses of nearby property and to the character to the surrounding area.

#### **Staff Recommendation:**

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 Recommends denial of the change of zoning from the “RS-6” Single Family 6 District to the “CG-1” General Commercial District; and in lieu thereof, approval to the “CN-1/SP” Neighborhood Commercial District with a Special Permit. 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.
- 8. 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 9:00 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.

**Attachments:**

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.

## (A) Metes & Bounds Description and Exhibit

STATE OF TEXAS  
COUNTY OF NUECES

EXHIBIT \_\_\_\_\_

Field notes of a 0.221 acre tract, for zoning purposes only, being the southeast half of the southwest 66 feet of Lot U, "Lexington Place", as shown on a map recorded in Volume 9, Pages 7 - 8, Map Records of Nueces County, Texas and being the same tract described in a deed recorded in Document No. 2020025506, Official Records of Nueces County, Texas. Said 0.221 acre tract also being the proposed Lot U-1, "Lexington Place" Said 0.221 acre tract being more particularly described as follows:

**BEGINNING** at a 5/8" re-bar set in the northwest right of way of Kostoryz Road, for the east corner of Lot T-2, "Lexington Place", as shown on a map recorded in Volume 15, Page 59, Map Records of Nueces County, Texas, for the south for said Lot U, and for the south corner of this exhibit, from **WHENCE** a 5/8" re-bar found in the northwest right of way of Kostoryz Road bears South 28°16'59" West, a distance of 245.84 feet.

**THENCE** with the common line of said Lot T-2, said Lot U, and this exhibit, North 61°43'01" West, a distance of 145.75 feet to a point in the common line of said Lot T-2 and Lot U. for the south corner of the southwest half of the southwest 66 feet of said Lot U, and for the west corner of this exhibit.

**THENCE** with the common line of the southwest half of the southwest 66 feet of said Lot U and this exhibit, North 28°16'59" East, a distance of 66.00 feet to a point in the northeast line of the northeast 54 feet of said Lot U, for the east corner of said southwest half of the southwest 66 feet of said Lot U, and for the north corner of this exhibit.


**THENCE** with the common line of the northeast 54 feet of said Lot U and this exhibit, South 61°43'01" East, a distance of 145.75 feet to a 5/8" re-bar found in the common line of the northwest right of way of Kostoryz Road and said Lot U, and for the east corner of this exhibit.

**THENCE** with the common line of the northwest right of way of Kostoryz Road, said Lot U, and this exhibit, South 28°16'59" West, a distance of 66.00 feet to the **POINT of BEGINNING** of this exhibit, and containing 0.221 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.
- 4.) This exhibit is intended for rezoning purposes only and does not represent a boundary survey.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein was made on the ground this day July 9, 2025 and is correct to the best of my knowledge and belief.

  
Ronald E. Brister, RPLS No. 5407  
Date: July 10, 2025



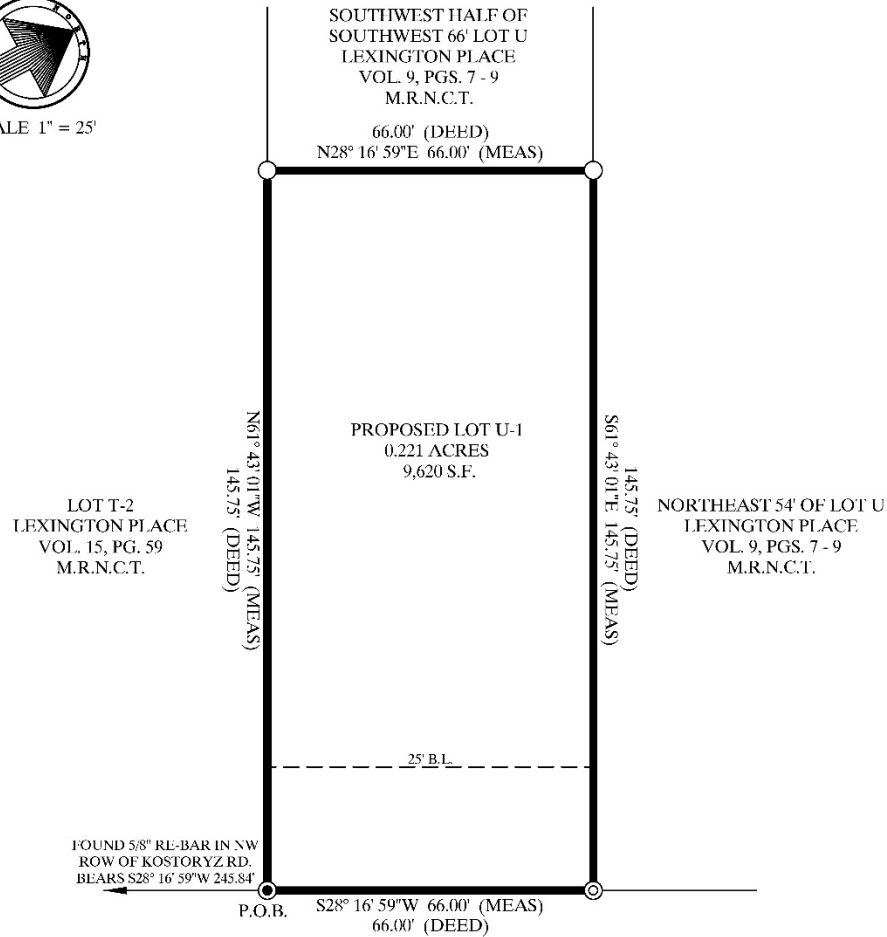
Job No. 251000-1

### EXHIBIT OF

A 0.221 ACRE TRACT, FOR ZONING PURPOSES ONLY, BEING THE SOUTHEAST HALF OF THE SOUTHWEST 66 FEET OF LOT U, "LEXINGTON PLACE", AS SHOWN ON A MAP RECORDED IN VOLUME 9, PAGES 7 - 8, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020025506, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS. SAID 0.221 ACRE TRACT ALSO BEING THE PROPOSED LOT U-1, "LEXINGTON PLACE".



SCALE 1" = 25'



- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = PROPERTY CORNER NO ACCESS

KOSTORYZ ROAD  
80' RIGHT OF WAY

PAGE 2 OF 2

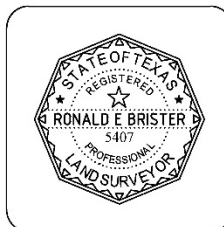
EXHIBIT \_\_\_\_\_



### Brister Surveying

5506 Cain Drive  
Corpus Christi, Texas 78411  
Off 361-850-1800  
Fax 361-850-1802  
Bristersurveying@corpus.txcba.com  
Firm Registration No. 10072800

- NOTES:
- 1.) TOTAL AREA OF EXHIBIT IS 3.042 ACRES.
  - 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (95) 4205 DATUM.
  - 3.) SET 5/8" RE-BAR = SET 1/2" RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
  - 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS EXHIBIT.
  - 5.) THIS EXHIBIT IS INTENDED FOR REZONING PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.



THIS EXHIBIT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY JULY 8, 2025, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

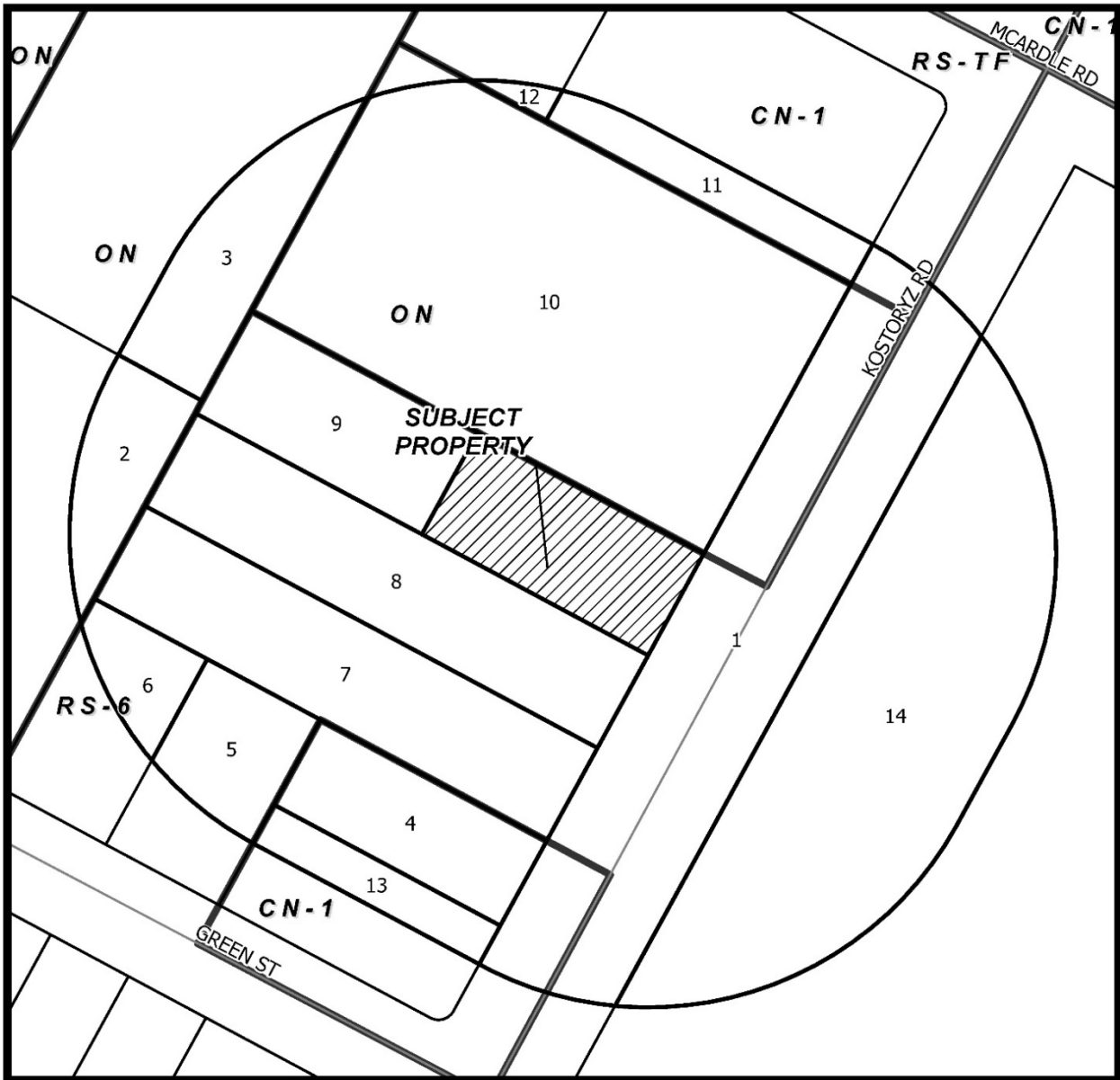
*Ronald E. Brister*

RONALD E. BRISTER R.P.L.S. NO. 5407

SURVEY DATE JULY 10, 2025

JOB NO. 251000-1

(B) Existing Zoning and Notice Area Map



**CASE: ZN8853**  
**Zoning and notice Area**

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CR-2 Resort Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CG-1 General Commercial	RE Residential Estate
CG-2 General Commercial	RS-TH Townhouse
CI Intensive Commercial	SP Special Permit
CBD Downtown Commercial	RV Recreational Vehicle Park
CR-3 Resort Commercial	RMH Manufactured Home
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition

