ZONING REPORT
Case ZN8771

APPLICANT & SUBJECT PROPERTY

District: 2
Owner: Jason Luby
Applicant: Jason Luby
Address: 2409- 2429 Viola Avenue, located along the south side of Viola Avenue, east of Ayers Street, and west of Blundell Drive. See map on the reverse side.
Legal Description: 61'x120' out of Lot 12, Block 4, Section C, Paisely Hoffman Subdivision; and Lots 1 through 4 of the Warnecke Subdivision,
Plat Status: The subject property is partially platted.
Acreage of Subject Property: 0.76 acre(s)
Pre-Submission Meeting: June 4, 2025
Code Violations: None

ZONING REQUEST

From: "RS-6" Single-Family 6 District
To: "CG-1" General Commercial District
Purpose of Request: To allow for a vehicle service use.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

Land Use

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Bayside Area Development Plan (Adopted on December 10, 2024).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant, Medium-Density Residential	Medium-Density Residential, Commercial
North	"RS-6" Single-Family 6,	Medium-Density Residential	Medium-Density Residential
South	"RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential
East		Medium-Density Residential	Medium-Density Residential
West	"CG-2" General Commercial District	Light Industrial	Light Industrial

Roadway Master Plan (RMP)								
Roadway	**Service Area**	**RMP Designation**	**Existing Lanes**				**Peak Hour Volume (2021)**	**Plan Improvements**
			NB	**SB**	**EB**	**WB**		
Viola Avenue	Service Area 9	"Local" Residential	-	-	1	1	None Reported	No improvements planned

Bicycle Mobility Plan
The subject property is approximately 600 feet away from a proposed One-Way Cycle track along both sides of Gollihar Road.

TRANSIT INTEGRATION
The Corpus Christi RTA provides service to the subject property via Routes 19 Ayers and 32S Sunday Southside Malls near Gollihar Road and Ayers Street, and Sunny Brook and Ayers Street.

PUBLIC HEARINGS & NOTIFICATIONS			
Planning Commission		January 7, 2026	
Tentative City Council 1st Reading		February 17, 2026	
Tentative City Council 2nd Reading		February 24, 2026	
34	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	0	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:
The subject property is a 0.76-acre parcel out of the Bayside area, located interior to the Paisley Hoffman and Warnecke Subdivision, along the south side of Viola Avenue, a local residential road, and west of Ayers Street.

To the north are properties zoned "RS-6" Single-Family 6, with medium-density residential uses. To the south are properties zoned "RS-6" Single-Family 6 with medium-density residential uses, as are properties to the east. To the west are properties zoned "CG-2" General Commercial; however, and host light industrial uses.

The applicant is requesting a change of zoning to accommodate the commercial use of vehicle sales and service. 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.

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

The proposed rezoning is inconsistent with the City's Comprehensive Plan and its adopted components generally, however, particularly with the following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design:
    - 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.

Bayside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning is inconsistent with the Bayside ADP and FLUM designation of medium-density residential.

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 Comprehensive Plan and the future land use designation of Medium-Density Residential.
- The amendment is not compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area; therefore, will have a negative impact to the surrounding neighborhood.
    - The site is not appropriate for the uses to be permitted by the zoning district that would be applied by the proposed amendment.

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.

Attachment(s):
(A) Existing Zoning and Notice Area Map.

(A) Existing Zonign and Notice Area Map

RS-6

IL

17

16

15

25

24

23

22

21

20

19

18

AYERS ST

ALLEY-AYERS-FLORENCE-ALY

VIOLA AVE

28

CG-2

27

1

26

ALLEY-AYERS-ARCHER-ALY

RS-6

2

3

29

4

5

ARCHER DR

6

34

7

13

8

12

9

11

10

30

31

32

33

BLUNDELL DR

14

SUBJECT PROPERTY

CASE: ZN8771
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
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer

34 Owners within 200' listed in ownership table

Owners in favor

Owners X in opposition

City of Corpus Christi

SUBJECT PROPERTY

LOCATION MAP

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