



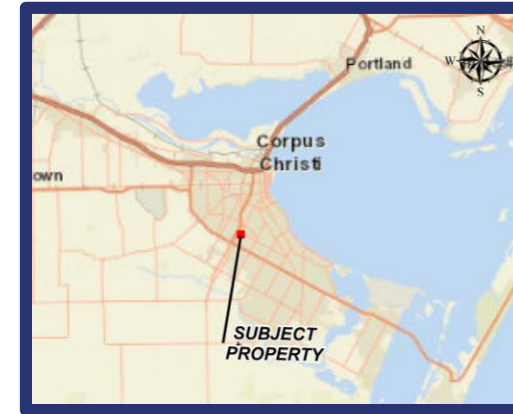
CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

**ZN8771,  
JASON LUBY**

PLANNING COMMISSION, JANUARY 7, 2026



## JASON LUBY DISTRICT 2



Rezoning a property at or near  
**2409-2429 VIOLA AVENUE**  
From the “RS-6” District  
to the “CG-1” District



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# Zoning and Land Use



**Proposed Use:**

To allow a vehicle service use

**Area Development Plan:**

Bayside (Adopted Dec 10, 2024)

**Designated Future Land Use:**

Medium-Density Residential

**Existing Zoning District:**

“RS-6” Single-Family 6

	Existing Land Use	Zoning
Site	Medium-Density Residential, Vacant	“RS-6”
North	Commercial, Medium-Density Residential	“CG-2,” “RS-6”
South	Medium-Density Residential	“RS-6”
East		
West	Commercial	“CG-2”





# Public Notification

34 Notices mailed inside the 200' buffer  
0 Notices mailed outside the 200' buffer



Notification Area



Opposed: 0 (0.00%)  
Separate Opposed Owners: (0)



In Favor: 0 (0.00%)

\*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 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 RECOMMENDS DENIAL**



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Thank you!