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 Notice Map
Legal Description: See attachment B: Metes and Bounds
Plat Status: The subject property is not platted. It is a fractional lot and requires a replat.
Acreage of Subject Property: 0.76 acres
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 24, 2026	
Tentative City Council 2nd Reading		March 17, 2026	
34	Notices mailed to property owners within 200 feet of the subject property		
1	In Opposition	0	In Favor
3.24%	In Opposition	1	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, south and east 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, 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.

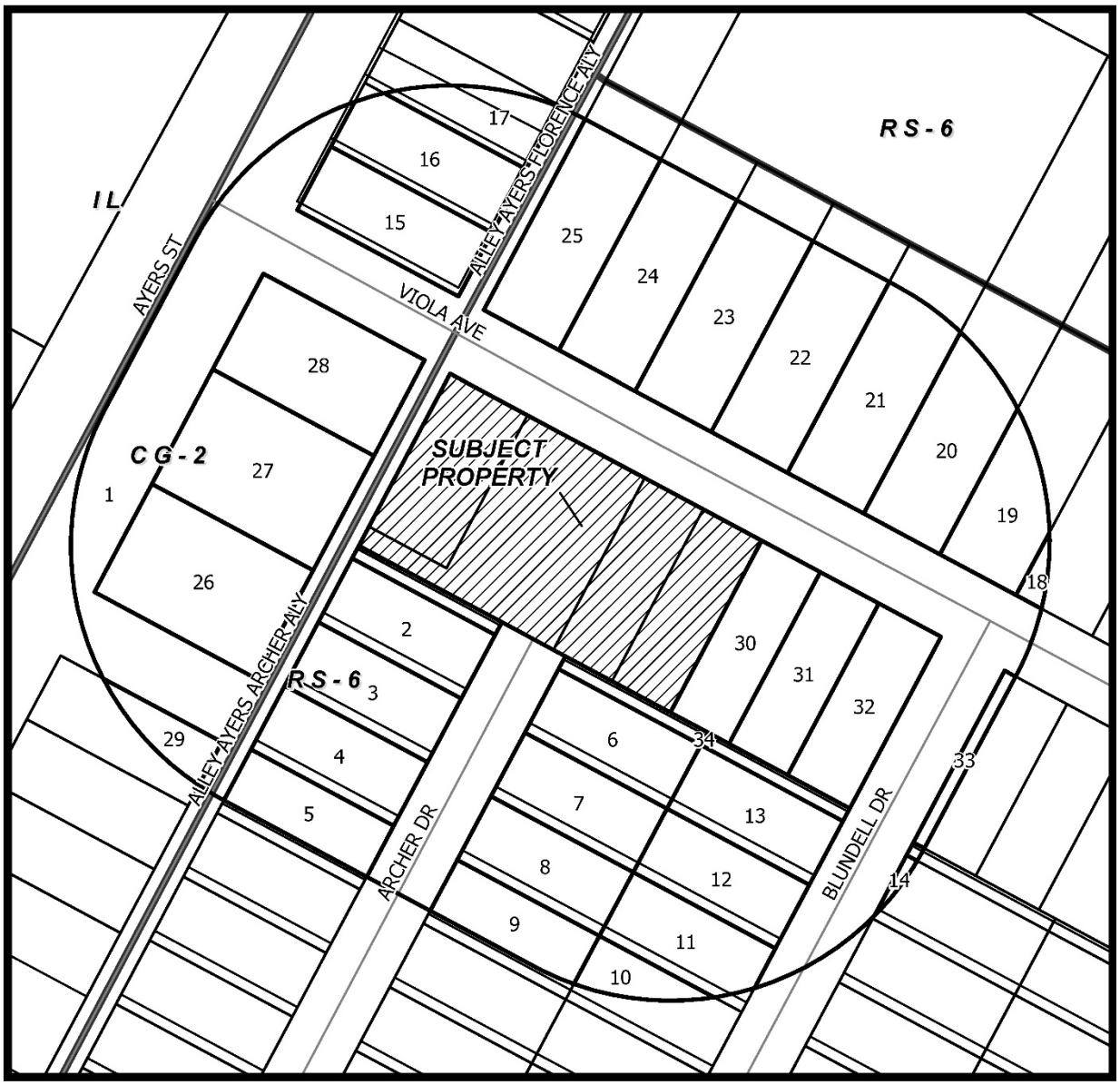
Staff Analysis:
Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared 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.

Planning Commission and Staff Recommendation (January 7, 2026):
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, the Planning Commission and Staff recommend 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.
(B) Metes and Bounds

(A) Existing Zoning and Notice Area Map



CASE: ZN8771
Zoning and notice Area

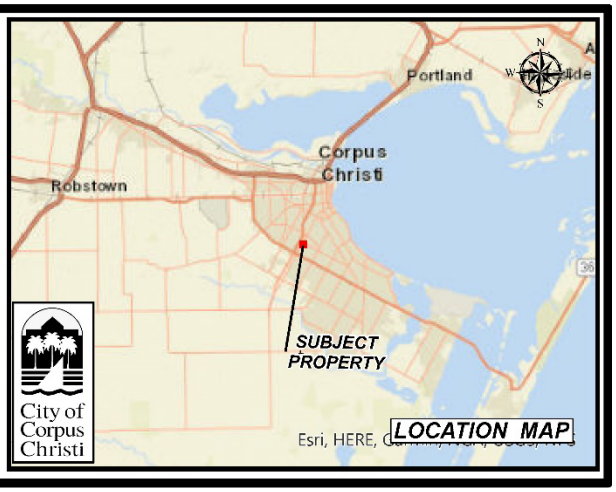
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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

Owners in favor

34 Owners within 200' listed in ownership table

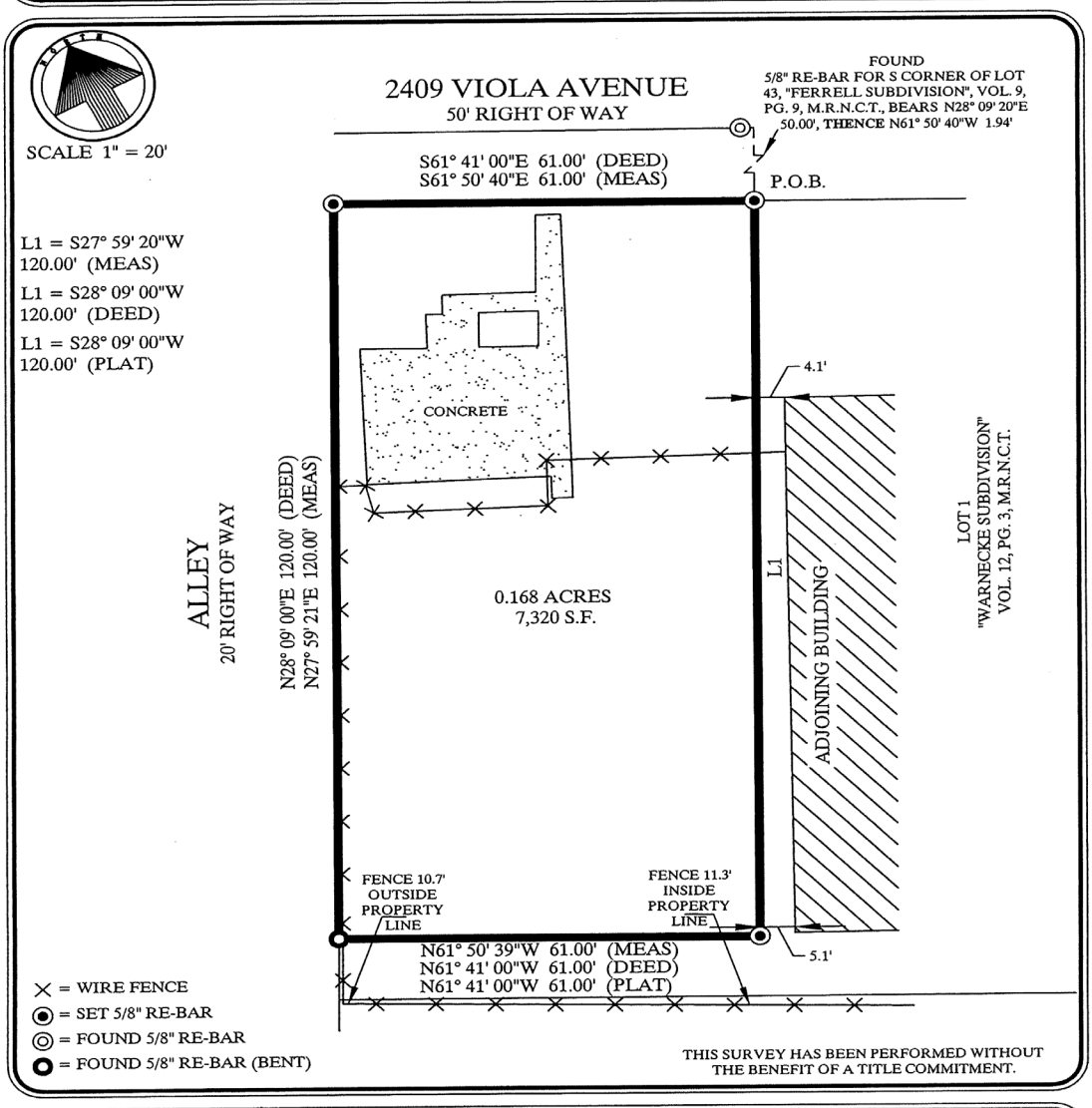
X Owners in opposition



(B) Metes and Bounds

SURVEY OF

A 0.168 ACRE TRACT BEING OUT OF THE NORTHWEST CORNER OF LOT 12, SECTION "C" OF "PAISELY'S SUBDIVISION" AS SHOWN BY THE PLAT RECORDED IN VOLUME "A", PAGE 28, MAP RECORDS NUECES COUNTY, TEXAS. SAID 0.168 ACRE TRACT ALSO DEPICTED AS THE NORTHWEST ADJOINING TRACT TO LOT 1, "WARNECKE SUBDIVISION" AS SHOWN BY THE PLAT RECORDED IN VOLUME 12, PAGE 3, MAP RECORDS NUECES COUNTY, TEXAS. SAID 0.168 ACRE TRACT ALSO BEING OUT OF THE "E. VILLAREAL" SURVEY, ABSTRACT - 1, NUECES COUNTY, TEXAS.



THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

Brister Surveying

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

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANEL 48355C 0510 G DATED OCTOBER 13, 2022 AND ☐ IS ☒ IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

SURVEY DATE JULY 2, 2025

STATE OF TEXAS REGISTERED RONALD E BRISTER 5407 PROFESSIONAL LAND SURVEYOR

JOB NO. 250979

NOTES:
1.) TOTAL SURVEYED AREA IS 0.168 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS SURVEY 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 SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY JUNE 27, 2025 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

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

STATE OF TEXAS
COUNTY OF NUECES

Field notes of a 0.168 acre tract being out of the northwest corner of Lot 12, Section "C" of "Paisely's Subdivision" as shown by the plat recorded in Volume "A", Page 28, Map Records Nueces County, Texas. Said 0.168 acre tract also depicted as the northwest adjoining tract to Lot 1, "Warnecke Subdivision" as shown by the plat recorded in Volume 12, Page 3, Map Records Nueces County, Texas. Said 0.168 acre tract also being out of the "E. Villareal" Survey, Abstract - 1, Nueces County, Texas. Said 0.168 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar set in the southwest right of way of Viola Avenue, for the north corner of Lot 1, of said "Warnecke Subdivision", and for the east corner of this survey, from **WHENCE** a 5/8" re-bar found in the northeast right of way of Viola Avenue, in the southwest line of Lot 43, "Ferrell Subdivision" as shown by the plat recorded in Volume 9, Page 9, Map Records Nueces County, Texas, bears North 28° 09' 20" East, a distance of 50.00 feet, across Viola Avenue, **THENCE** with the northeast right of way of Viola Avenue, North 61° 50' 40" West, a distance of 1.94 feet.

THENCE with the common line of said Lot 1, "Warnecke Subdivision" and this survey, South 27° 59 '20" West, a distance of 120.00 feet to a 5/8" re-bar set as an inside corner of said Lot 1, "Warnecke Subdivision" and for the south corner of this survey.

THENCE with the common line of said Lot 1, "Warnecke Subdivision" and this survey, North 61° 50 '39" West, a distance of 61.00 feet to a 5/8" re-bar set as an outside corner of said Lot 1, "Warnecke Subdivision" and for the west corner of this survey.

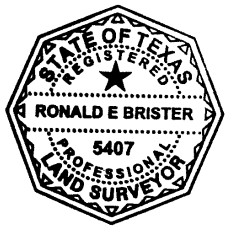
THENCE with the northwest line of this survey, North 27° 59 '21" East, a distance of 120.00 feet to a 5/8" re-bar set in the southwest right of way of Viola Avenue for the north corner of this survey.

THENCE with the common line of the southwest right of way of Viola Avenue and this survey, South 61° 50 '40" East, a distance of 61.00 feet to the **POINT of BEGINNING** of this survey, and containing 0.168 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 = steel re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day June 27, 2025 and is correct to the best of my knowledge and belief.

Ronald E. Brister, RPLS No. 5407
Date: July 2, 2025



Job No. 250979