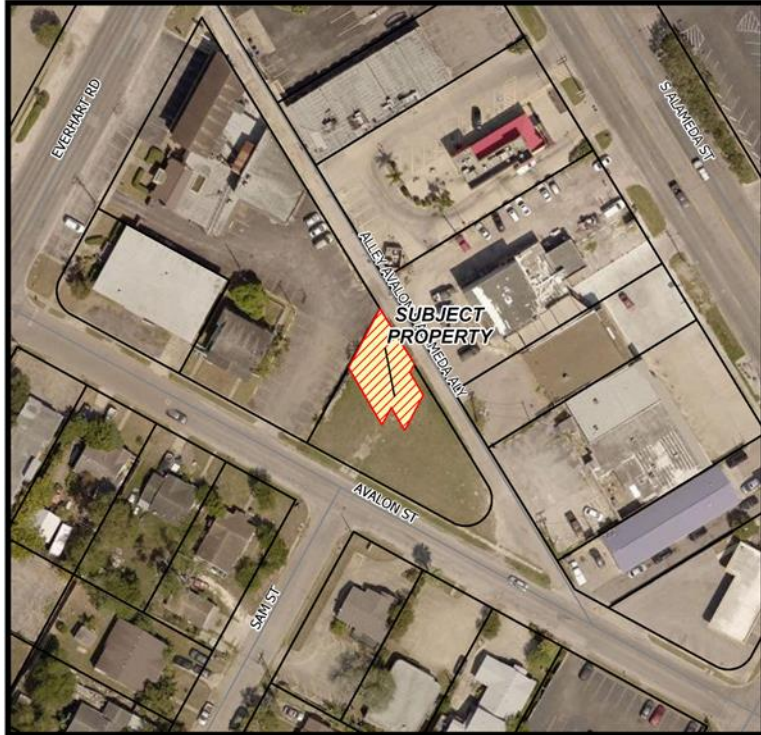


Zoning Case ZN8425



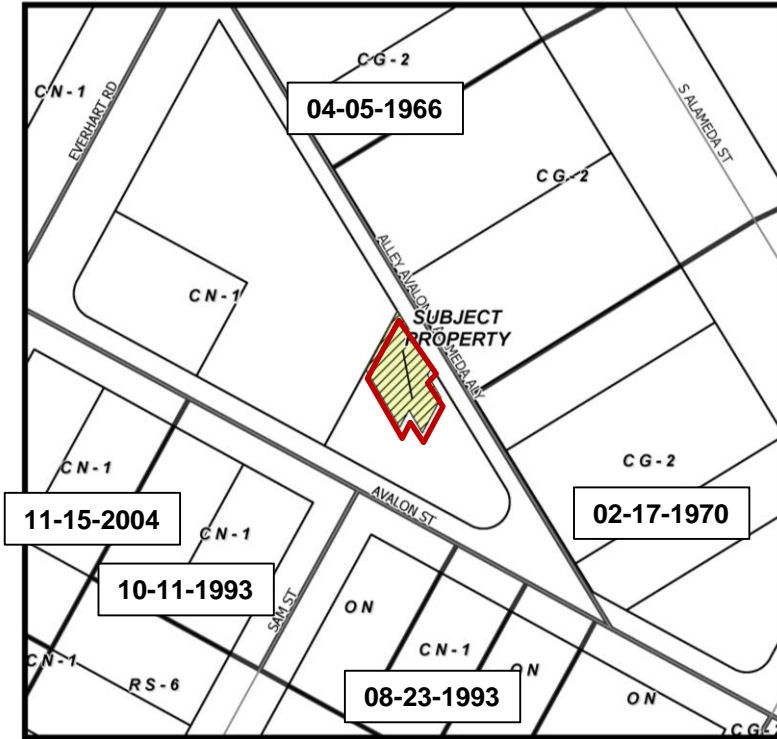
Judy Lynn Reuthinger
District 2

Rezoning for a property at or near
4222 Avalon Street
From the "CN-1" Neighborhood Commercial District
To the "CN-1/SP" Neighborhood Commercial District with a
Special Permit



City Council
January 14, 2025

Zoning and Land Use



Proposed Use:

To allow a wireless telecommunication facility.

ADP (Area Development Plan):

Southside, Adopted on March 17, 2020

FLUM (Future Land Use Map):

Commercial

Existing Zoning District:

“CN-1” Neighborhood Commercial District

Adjacent Land Uses:

North: Transportation, Commercial; Zoned: CN-1, CG-2

South: Transportation, Commercial, Professional Office;
Zoned: ON, CN-1

East: Transportation, Commercial; Zoned: CG-2

West: Commercial, Transportation, and Low-Density
Residential; Zoned: CN-1

Public Notification

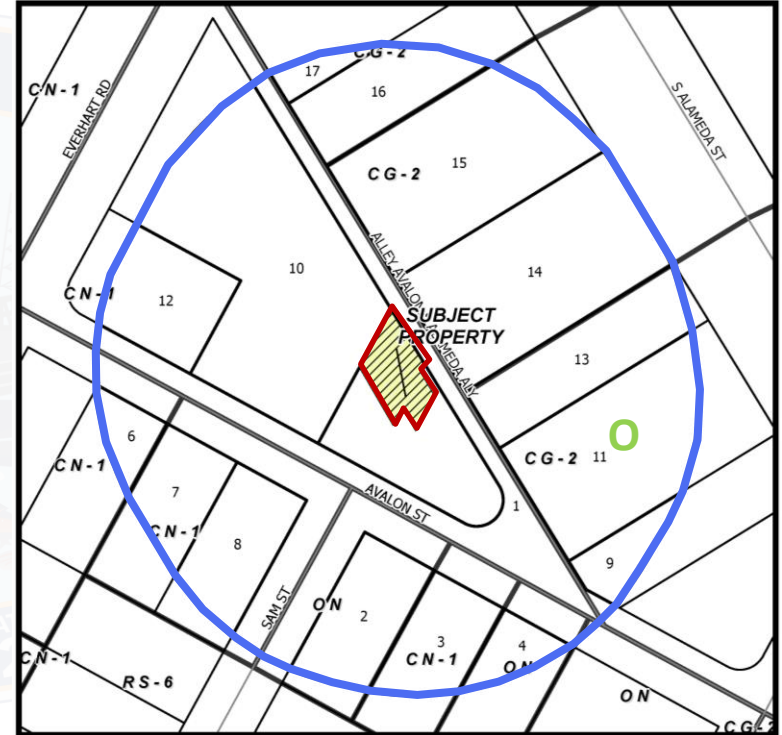
17 Notices mailed inside the 200' buffer
5 Notices mailed outside the 200' buffer

Notification Area

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



In Favor: 1 (8.78%)



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

Staff Analysis and Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi comprehensive plan; however, is not consistent with FLUM designation of commercial.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property. It is a utility use permitted in residential and commercial districts.
- It is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment and will not have any adverse impact on the character of the surrounding area and neighborhood.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL
TO THE CN-1/SP**