



CITY OF CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting July 14, 2026

DATE: July 14, 2026

TO: Peter Zanoni, City Manager

FROM: Yvette Wallace
Interim Director of Development Services
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Rezoning for properties at or near
301 Indiana Avenue, 305 Indiana Avenue, 2767 Santa Fe Street, and 2771 Santa Fe

CAPTION:

Zoning Case No. ZN9250, Morehead Dotts Rybak (District 2). Ordinance rezoning properties at or near 301 Indiana Avenue, 305 Indiana Avenue, 2767 Santa Fe Street, and 2771 Santa Fe from the “ON” Neighborhood Office District to the “CN-1” Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow a vintage retail store.

BACKGROUND AND FINDINGS:

The subject property is a 0.46-acre tract, out of the northeast area of the city, located along the southeast side of Indiana Avenue, southwest side of Santa Fe Street, and northeast of Texas Avenue.

The surrounding properties to the north, south, and west are zoned “RS-6” Single-Family 6 District with a current land use medium-density residential. The property to the east is zoned “CN-1” Neighborhood Commercial District, with a current land use of commercial.

The applicant is requesting to rezone from the “ON” Neighborhood Office District to the “CN-1” Neighborhood Commercial District to allow for retail sales such as antique stores, jewelry stores, and community-friendly outdoor events. Similar to the activity across Santa Fe Street, local restaurants and shops are within walking distance of a vibrant and thriving community. The applicant wishes to maintain the community characteristics of the neighborhood as a vintage retail shop is proposed and remains compatible with nearby uses.

The “CN-1” Neighborhood Commercial District allows office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

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 consistent with elements and goals of the City of Corpus Christi Comprehensive Plan (Plan CC); however, it is inconsistent with the future land use designation of Medium-Density Residential, while the other two lots, located at the southeast half of the property, will maintain commercial FLUM designation.
- The requested amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding neighborhood.
 - As the property is currently zoned “ON” Neighborhood Office District, the “CN-1” Neighborhood Commercial District maintains the commercial characteristic of the Santa Fe corridor and the continuation of commercial uses will not have any adverse impact on the surrounding area.
- The property is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment, if approved.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Public Input Process:

Number of Notices Mailed: 36 notices were mailed within the 200-foot notification area, and 5 outside the notification area.

As of July 10, 2026

In Favor	In Opposition
3 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

Funding Detail:

Fund: 4670 Development Services
Department: 56
Organization: 11200 Land Development
Project: N/A
Account: 308300 Zoning Fees

RECOMMENDATION (June 10, 2026):

Planning Commission and Staff recommend approval of the change of zoning from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District.

Vote Results

For: 6
Against: 0
Absent: 3
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report