

ZONING REPORT

Case # ZN9250

APPLICANT & SUBJECT PROPERTY

District: 2
Owner: Morehead Dotts Rybak, Inc.
Applicant: The Vintage Pearl
Address: 2767 Santa Fe Street, located along the southeast side of Indiana Avenue, southwest side of Santa Fe Street, and northeast of Texas Avenue.
Legal Description: Lots 11, 12, 13-C and 13-D, Block 4, Del Monte
Plat Status: The subject properties are platted per MRNCT (Map Records of Nueces County, Texas) Volume 5, Page 6, Volume 26, Page 81, and Volume 35, Page 19.
Acreege of Subject Property: 0.46 acres
Pre-Submission Meeting: March 26, 2026
Code Violations: None.

ZONING REQUEST

From: "ON" Neighborhood Office District
To: "CN-1" Neighborhood Commercial District
Purpose of Request: To allow for a retail store.

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	"ON" Neighborhood Office	Vacant/Professional Office	Medium-Density Residential/Commercial
North	"RS-6" Single-Family 6	Medium-Density Residential	High-Density Residential
South	"RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential
East	"CN-1" Neighborhood Commercial	Commercial	Commercial
West	"RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Santa Fe Street	9	"C3" Primary Collector	2	2	-	-	No data	No improvements planned.
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Route 6 <i>Santa Fe/Malls - inbound and outbound</i> , with multiple stops along Santa Fe Street including one stop in front of the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				June 10, 2026				
City Council 1 st Reading				July 14, 2026				
City Council 2 nd Reading				July 21, 2026				
36	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 0.46-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 with a current land use medium-density residential. The property to the east is zoned "CN-1" Neighborhood Commercial, 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.

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

The proposed rezoning is consistent with the following Elements, 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 high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - 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 consistent with the Bayside ADP. Of the four lots to be rezoned, two of them are 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.

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 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.

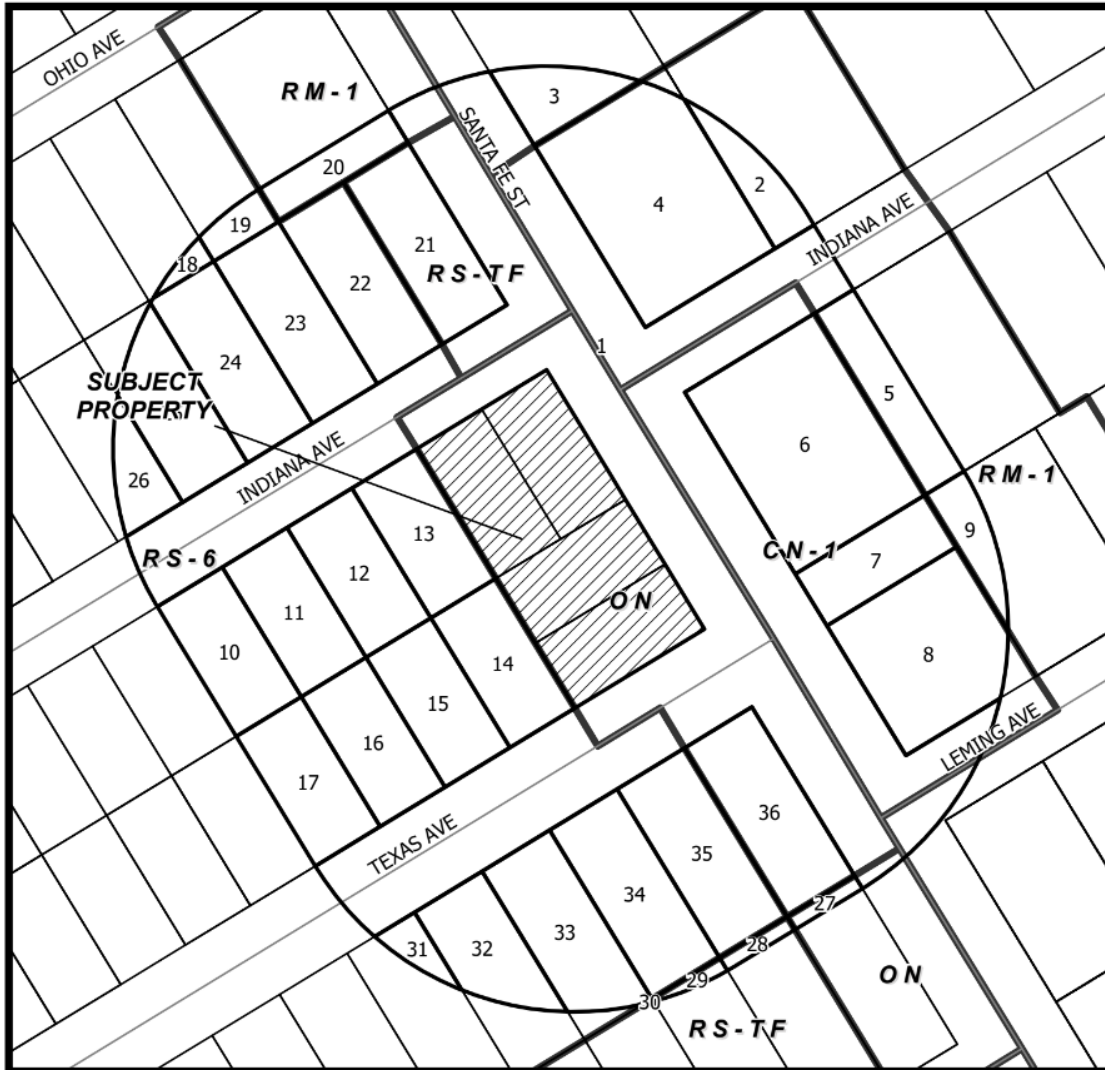
Staff Recommendation:

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 approval of the change of zoning from the “ON” Neighborhood Office District to the “CN-1” Neighborhood Commercial District.

Attachments:

- (A) Existing Zoning and Notice Area Map
- (B) Ownership List

(A) Existing Zoning and Notice Area Map



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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

Owners within 200' listed in ownership table

Owners in opposition

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CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
Corpus Christi	TX	78415		ZN9250	82609.78158	33.63840851
Petaluma	CA	94952-1963		ZN9250	2433.618326	0.990960705
Corpus Christi	TX	78404-1722	BESSAR PARK W25' OF LT 11 & ALL LT 12 BLK 2	ZN9250	2768.869885	1.127473945
Corpus Christi	TX	78403-1801	BESSAR PARK LT 13 & W25' OF LT 14 BLK 2	ZN9250	13787.79201	5.614339744
Corpus Christi	TX	78403-1801	BESSAR PARK BLK 3 LOT W 54' OF LT 11 & E 50' OF LT 1	ZN9250	4200.163036	1.710291412
SAN ANTONIO	TX	78247-1944	BESSAR PARK W25' OF LT 12 & ALL LT 13 BLK 3	ZN9250	14000.30979	5.700876226
SAN ANTONIO	TX	78247-1944	BESSAR PARK N40' OF LT 14 & N40' OF W25' OF LT 15 BL	ZN9250	4000.081681	1.628818998
SAN ANTONIO	TX	78247-1944	BESSAR PARK S100' LT 14 & S100' OF W25' LT 15 BLK 3	ZN9250	9562.312023	3.893739361
Corpus Christi	TX	78412-2336	BESSAR PARK E50' LT 15 & W35' LT 16 BLK 3	ZN9250	2134.187975	0.869033734
Corpus Christi	TX	78404-1714	DEL MONTE LT 7 & 8" X 26.33' OF LT 8 BK 4	ZN9250	5004.158059	2.037675319
CORPUS CHRISTI	TX	78404-1714	DEL MONTE LT 8 LESS 8" X 26.33' BK 4	ZN9250	4996.115172	2.034400284
CORPUS CHRISTI	TX	78404	DEL MONTE BLK 4 LOT 9	ZN9250	5000.106655	2.036025602
Corpus Christi	TX	78412-2849	DEL MONTE BLK 4 LOT 10	ZN9250	5000.108619	2.036026402
Corpus Christi	TX	78404-1709	DEL MONTE LT 13-B BK 4	ZN9250	5000.077918	2.0360139
BELTON	TX	76513-5180	DEL MONTE BLK 4 LOT 14	ZN9250	5000.123003	2.036032259
CORPUS CHRISTI	TX	78404-3862	DEL MONTE LT 15 BK 4	ZN9250	4996.109335	2.034397907
Corpus Christi	TX	78404-1709	DEL MONTE BLK 4 LOT 16	ZN9250	5004.098759	2.037651172
CORPUS CHRISTI	TX	78404-1724	DEL MONTE UNDIV INT IN BLK 5 LOT 9	ZN9250	486.8427562	0.198240634
Corpus Christi	TX	78410-4317	DEL MONTE REPLAT LT 10 BK 5	ZN9250	1141.680616	0.464888276
Corpus Christi	TX	78413-5307	DEL MONTE LTS 11 & 12 BK 5	ZN9250	2499.532762	1.017800828
Petaluma	CA	94952-1963	DEL MONTE BLK 5 LOT 13	ZN9250	6250.106082	2.545020912
CORPUS CHRISTI	TX	78411	DEL MONTE BLK 5 LOT 14	ZN9250	6250.101663	2.545019112
CORPUS CHRISTI	TX	78404	DEL MONTE REPLAT LT 14-A BK 5	ZN9250	6250.124052	2.545028229
CORPUS CHRISTI	TX	78404-1715	DEL MONTE BLK 5 LOT 15	ZN9250	6246.933138	2.5437289
CORPUS CHRISTI	TX	78404	DEL MONTE BLK 5 LOT 16	ZN9250	5246.442848	2.136332821
CORPUS CHRISTI	TX	78404	DEL MONTE BLK 5 LOT 17	ZN9250	2132.526918	0.868357357
Corpus Christi	TX	78418-6909	REST HAVEN BLK 6 LOT 1	ZN9250	519.7519127	0.211641126
Corpus Christi	TX	78404-1737	REST HAVEN BLK 6 LOT 2	ZN9250	518.7635073	0.21123865
CORPUS CHRISTI	TX	78404-1737	REST HAVEN LT 3 BK 6	ZN9250	368.0632658	0.149874049
Corpus Christi	TX	78404-1737	REST HAVEN LT 4 BK 6	ZN9250	6.198526894	0.002524018
BLUE SPRINGS	MO	64015-7210	REST HAVEN LT 17 BK 6	ZN9250	1047.813172	0.426665788
Bowling Green	KY	42103-1372	REST HAVEN LT 18 BK 6	ZN9250	4521.802242	1.84126175
CORPUS CHRISTI	TX	78404	REST HAVEN LT 19 BK 6	ZN9250	6316.60454	2.572098846
Austin	TX	78702-3449	REST HAVEN BLK 6 LOT 20	ZN9250	6760.137884	2.752704043
CORPUS CHRISTI	TX	78413-1843	REST HAVEN LT 21 BK 6	ZN9250	6760.107626	2.752691722
Corpus Christi	TX	78404-1745	REST HAVEN BLK 6 LOT 22	ZN9250	6760.170832	2.752717459
					245581.7182	100
Corpus Christi	TX	78404		ZN9250		
Corpus Christi	TX	78404		ZN9250		
Corpus Christi	TX	78404		ZN9250		
Corpus Christi	TX	78404		ZN9250		
Corpus Christi	TX	78411		ZN9250		