

# Zoning Case 0723-04

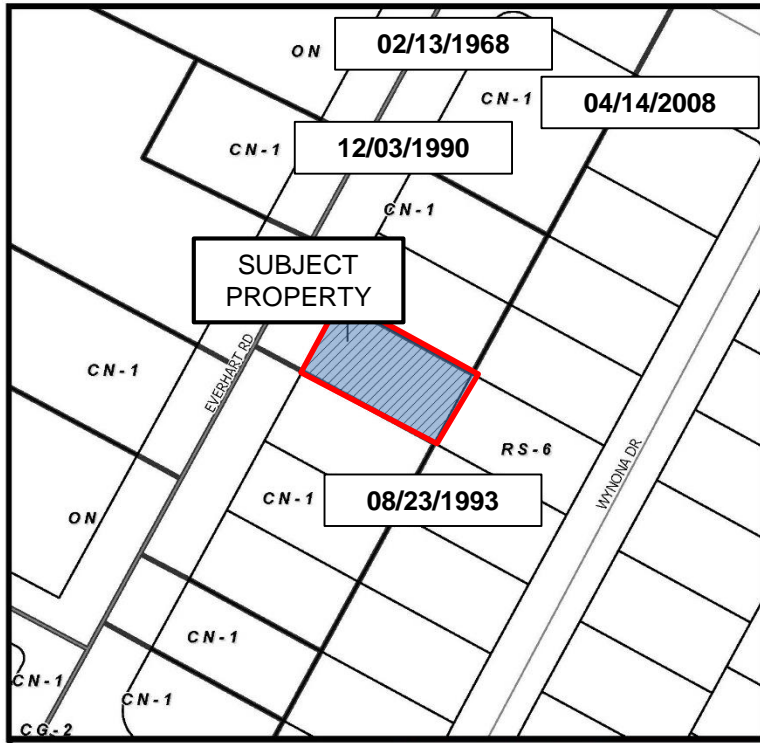


**Eldon Sunrise LLC**  
District 2

Rezoning for a property at or near  
4922 Everhart Road  
From the “RS-6” Single-Family 6 District to the  
“CN-1” Neighborhood Commercial District



# Zoning and Land Use



## Proposed Use:

To allow for a commercial use (a real estate office)

## Area Development Plan:

Southeast ADP (July 11, 1995)

## Future Land Use Map:

Medium-Density Residential

## Existing Zoning:

"RS-6" Single-Family 6 District

## Adjacent Land Uses:

- North: Commercial (Zoned: CN-1)
- South: Commercial (Zoned: CN-1)
- East: Medium-Density Residential (Zoned: RS-6)
- West: Commercial (Zoned: CN-1)

# Public Notification

- 27 Notices mailed inside the 200-foot buffer
- 5 Notices mailed outside the 200-foot buffer

Notification Area

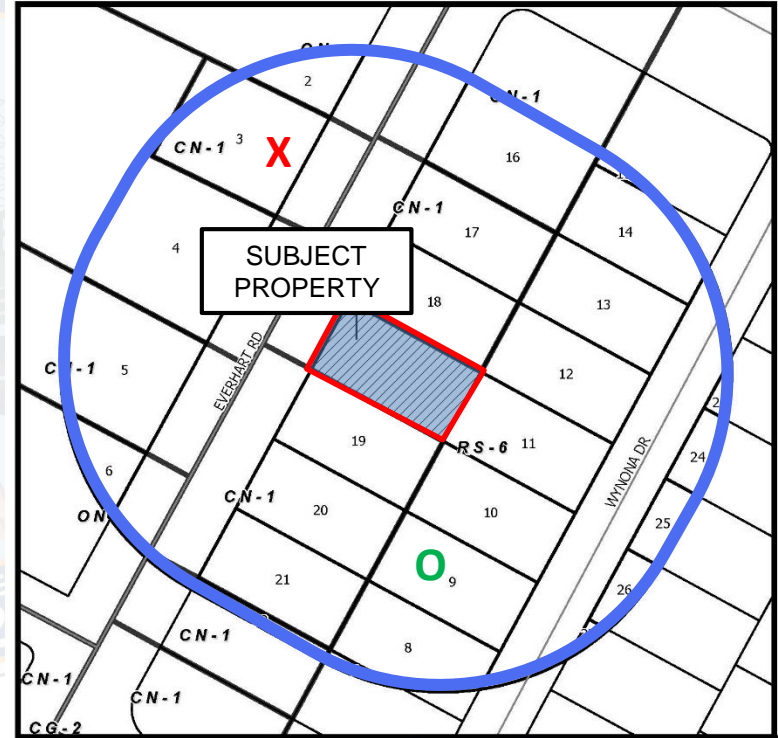


Opposed: 1 (4.56%)

Separate Opposed Owners: 1



In Favor: 1 (3.80%)



\*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.

# Staff Analysis and Recommendation

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- The proposed request, while inconsistent with the Future Land Use Map element, is consistent with other elements of Plan CC (The City of Corpus Christi Comprehensive Plan)
- The Everhart Road commercial corridor extends from Holly Road to Alameda Street. The subject property is the only parcel zoned “RS-6” Single-Family 6 District along it. The other properties are zoned for commercial uses.
- The east side of Everhart Road is lined with residential structures dating to the mid-1950s that have been converted to commercial use as a result of an increased traffic flow that have made their initial use undesirable. The commercial uses on the west side of Everhart Road have also attributed to the low desirability for residential use. The transition began in the early 1980s.
- Plan CC addresses the type of commercial activities that may abut a residential district as well as their scale. The reuse of the approximately 1,400-square-foot residential structure for a real estate office is in keeping with adjacent zoning and lands uses. This one-story structure is sited approximately 50 feet away from the rear property line with 5-foot side setbacks.

# Staff Analysis and Recommendation

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- Should the site be cleared to make way for a new development permitted in the "CN-1" Neighborhood Commercial District such as a restaurant, an automated car wash, or a limited vehicle service use, the development footprint is limited in height, size, and nuisances such as noise generation must abide by the Municode regulations.
- The proposed use is compatible with the uses and zoning and will not have any adverse impact on the surrounding neighborhood.
- The FLUM's (Future Land Use Map) designation of Medium-Density Residential use contradicts Goal 1 of Element 7 Future Land Use, Zoning, and Urban Design that states that development patterns should be one where orderly growth is encouraged and the proper location of land uses based on compatibility, and characteristics of each use is promoted.
- The property meets the minimum bulk requirements for commercial development except that the existing structure will require conversion for a commercial use and reconfiguration of parking.

**PLANNING COMMISSION AND STAFF RECOMMENDATION:  
Approval of the rezoning from "RS-6" to "CN-1"**