

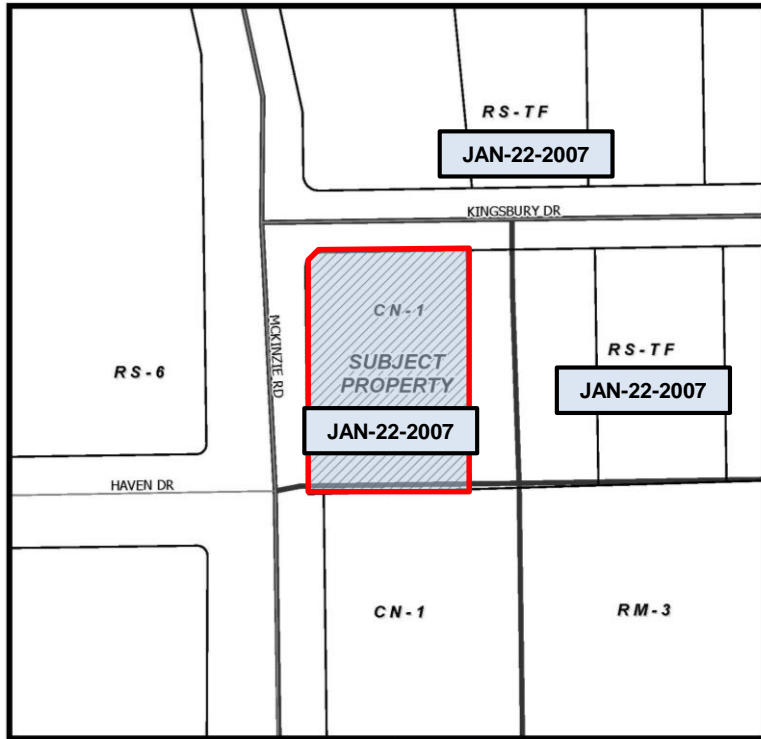
Zoning Case 1023-03

**Steve Avalos and Lacey Avalos
District 1**

**Rezoning for a property at or near
10329 Kingsbury Drive
From the “CN-1” Neighborhood Commercial District
to the “RS-TF” Two-Family District**



Zoning and Land Use



Proposed Use:

To allow for the construction of a detached single-family structure.

Area Development Plan (ADP):

Northwest ADP (Adopted on Jan. 9, 2001)

Future Land Use Map:

Medium-Density Residential

Existing Zoning:

“CN-1” Neighborhood Commercial District

Adjacent Land Uses:

- North: Low-Density Residential (Zoned RS-TF)
- South: Residential Estate (Zoned CN-1 and RM-3)
- East: Low-Density Residential (Zoned CN-1 and RS-TF)
- West: “ROW” Right-of-Way (McKinzie Road) and Public/Semi-Public Use (Zoned RS-6)

Public Notification

- 9 Notices mailed inside the 200-foot buffer
- 2 Notices mailed outside the 200-foot buffer

Notification Area

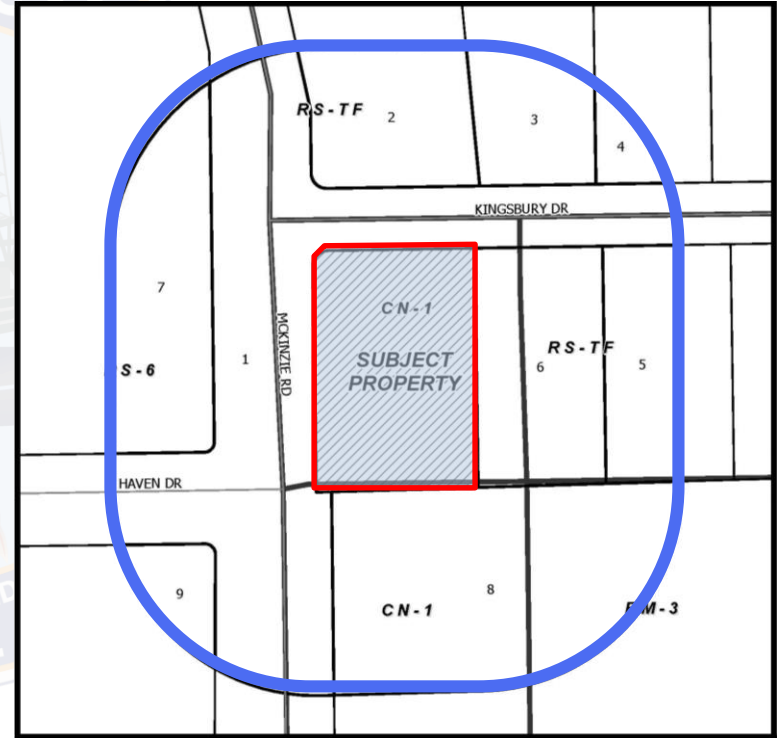


Opposed: 0 (0%)

Separate Opposed Owners



In Favor: 0 (0.00%)



*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

- The proposed rezoning is consistent with many elements and goals of *Plan CC* (The City of Corpus Christi Comprehensive Plan) and the FLUM's (Future Land Use Map) designation of Medium-Density Residential. While it is generally consistent with the Northwest Area Development Plan (ADP), staff observed that the ADP was adopted nearly 23 years ago.
- In deciding on the appropriate district, staff considered the pattern of the surrounding neighborhood.
- The applicant's request to amend the zoning district of the subject property to accommodate a single-family structure is fitting. The amendment will not have any negative impact on the surrounding neighborhood. It is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.

**STAFF RECOMMENDS APPROVAL OF THE REQUEST FROM THE
“CN-1” NEIGHBORHOOD COMMERCIAL DISTRICT
TO THE “RS-TF” TWO-FAMILY DISTRICT**