

# Zoning Case ZN8199



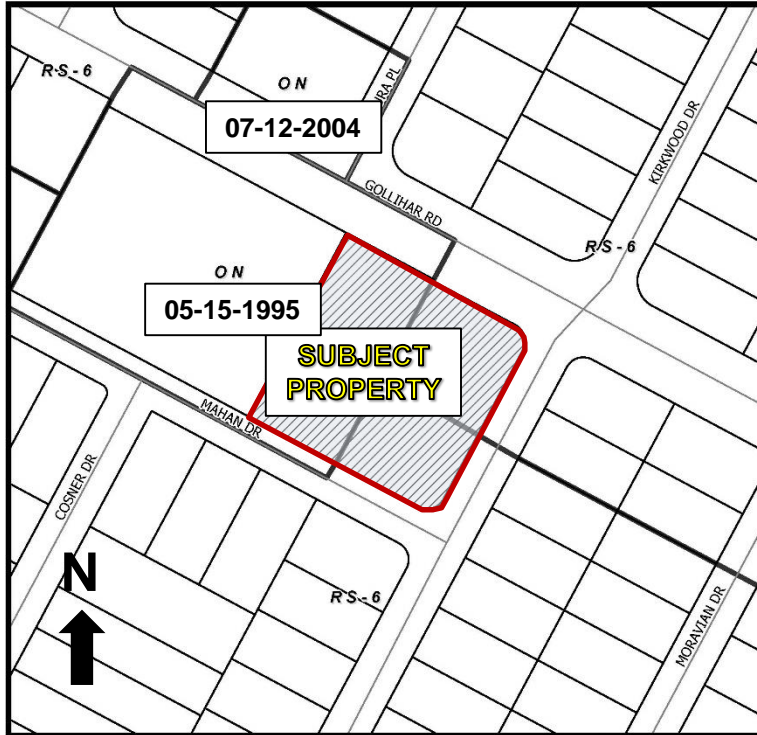
## Barajas Family Corporation District 2

Rezoning for a property at or near  
3345 Gollihar Road and 4500 Kirkwood Drive  
From the “RS-6” Single-Family 6 District  
& “ON” Neighborhood Office District  
To the “CN-1” Neighborhood Commercial District



City Council  
May 14, 2024

# Zoning and Land Use



## Proposed Use:

To allow for a commercial use; specifically, a retail plaza and a potential restaurant use.

## ADP (Area Development Plan):

Southeast ADP, Adopted on July 11, 1995

## FLUM (Future Land Use Map):

Commercial and Medium-Density Residential

## Existing Zoning District:

“RS-6” Single-Family 6 & “ON” Neighborhood Office District

## Adjacent Land Uses:

North: Transportation (Gollihar Rd), Commercial, & Low-Density Residential (Zoned: “ON” & “RS-6”)

South: Transportation (Mahan Dr) & Low-Density Residential (Zoned: “RS-6”)

East: Transportation (Kirkwood Drive) & Low-Density Residential (Zoned: “RS-6”)

West: Professional Office & Low-Density Residential (Zoned: “ON” & “RS-6”)

# Public Notification

30 Notices mailed inside the 200' buffer  
6 Notices mailed outside the 200' buffer

## Notification Area

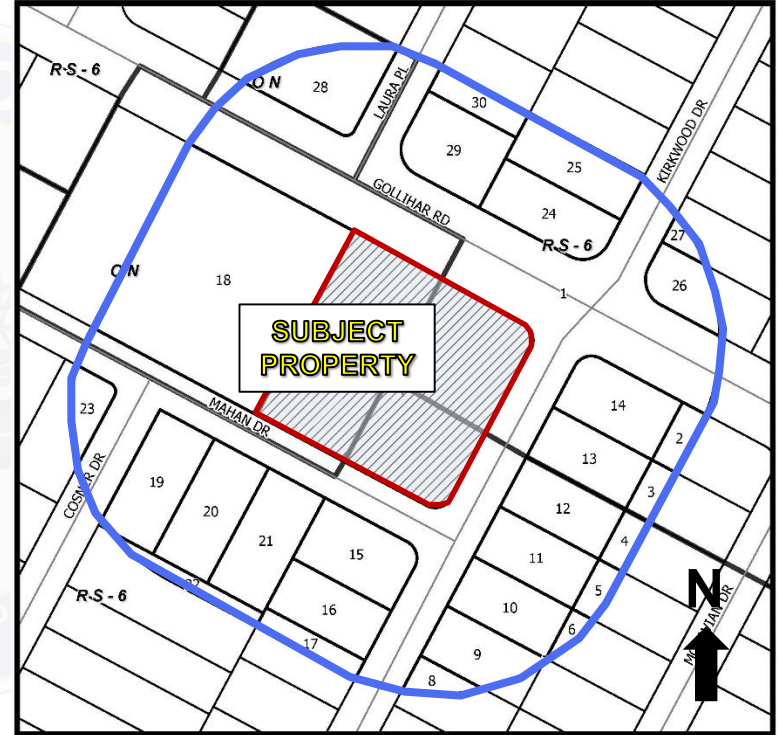


**Opposed: 0 (0.00%)**

Separate Opposed Owners: (0)



**In Favor: 0 (0.00%)**



*\*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

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- The proposed rezoning is consistent with many goals of Plan CC (The City of Corpus Christi Comprehensive Plan); however, is partially inconsistent with the FLUM's designation of Medium-Density Residential for the lots along Kirkwood Drive.
- Staff observed that the Southeast ADP was adopted on July 11, 1995, over 29 years ago. The request generally agrees with Plan CC's recommendation for efficient in-fill development, the provision of commercial uses to serve neighborhood needs, and locating commercial uses on arterial roadways.
- The most appropriate commercial district, with single-family district adjacency, is the "ON" Neighborhood Office District; however, the applicant's proposed use can only exist as an accessory to a principal use. The neighborhood office district creates fewer hazards, noise, odors, or other objectionable influences, and has a low trip generation. The protection of the nearby sensitive land uses is essential.
- While a broader commercial district may be expected to impact surrounding properties, staff finds the recommendation to a "CN-1" Neighborhood Commercial District, which would widen the intensity of commercial uses, acceptable; as the UDC (Unified Development Code) will ensure compatibility.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL  
TO THE "CN-1" NEIGHBORHOOD COMMERCIAL DISTRICT**