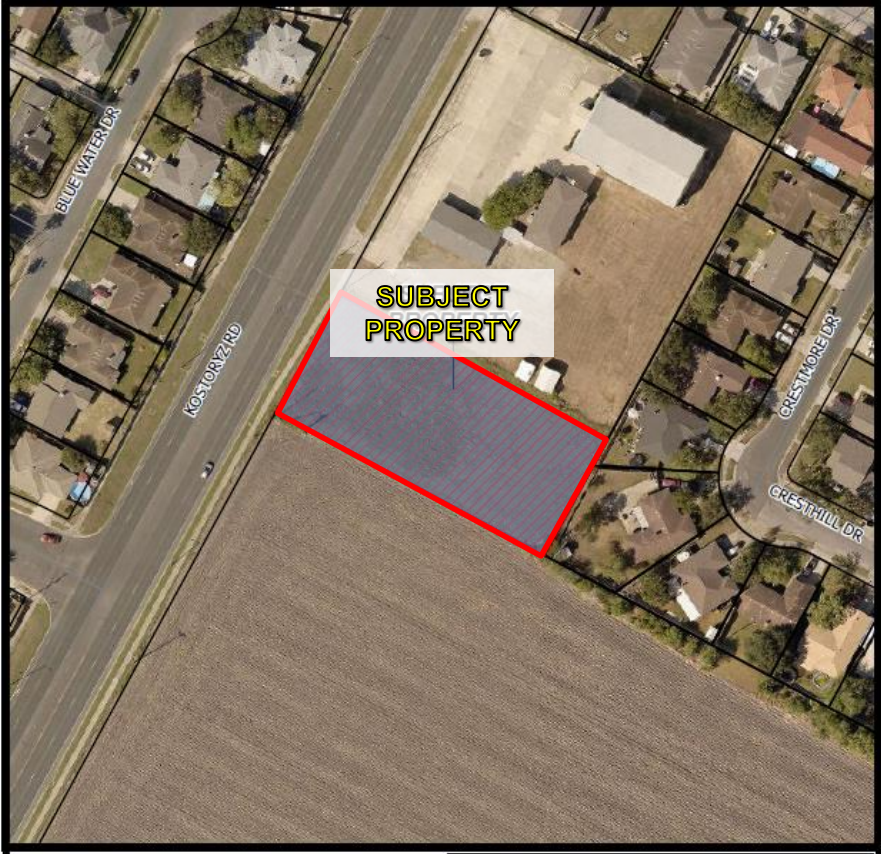


# Zoning Case 0623-03

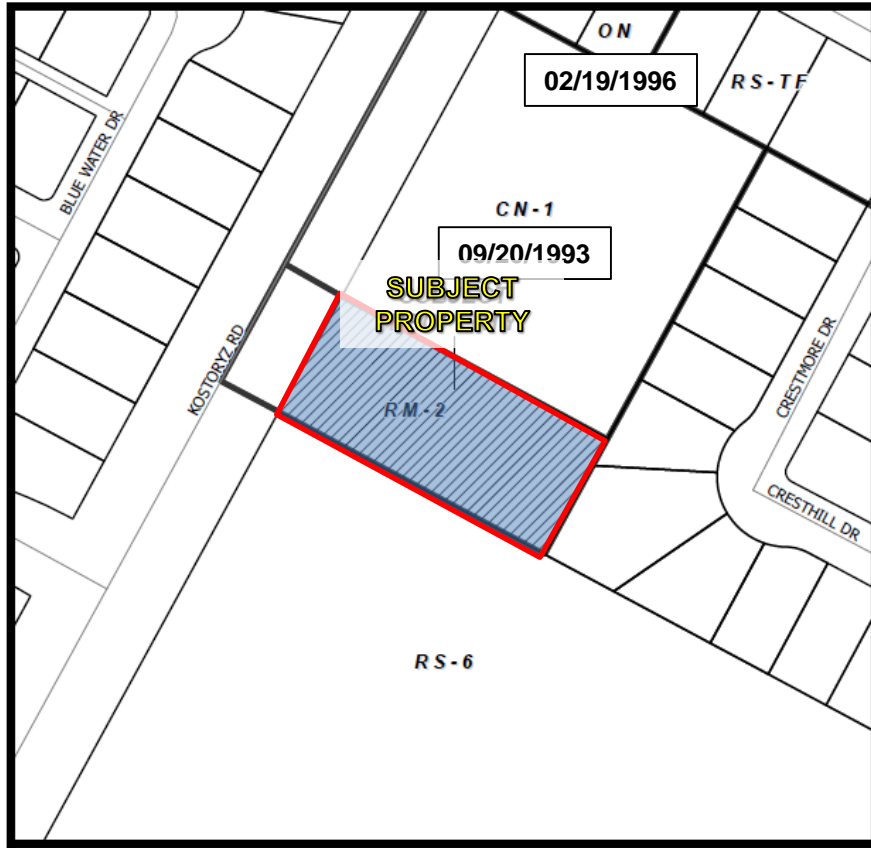


**Victor Valdez**  
District 3

Rezoning for a property at or near  
5922 Kostoryz Road  
From: "RM-2" Multifamily District  
To: "CN-1" Neighborhood Commercial District



# Zoning and Land Use



## Proposed Use:

To allow for a multi-family or commercial development.

## Area Development Plan:

Southside Area Development Plan (March 17, 2020)

## Future Land Use Map:

Medium-Density Residential

## Existing Zoning:

“RM-2” Multi-Family District

## Adjacent Land Uses:

- North: Public/Semi-Public Use, zoned CN-1
- South: Vacant, Low-Density Residential, zoned RS-6
- East: Low-Density Residential, zoned RS-6
- West: Low-Density Residential, zoned RS-6

# Public Notification

- 20 Notices mailed inside 200' buffer
- 5 Notices mailed outside 200' buffer

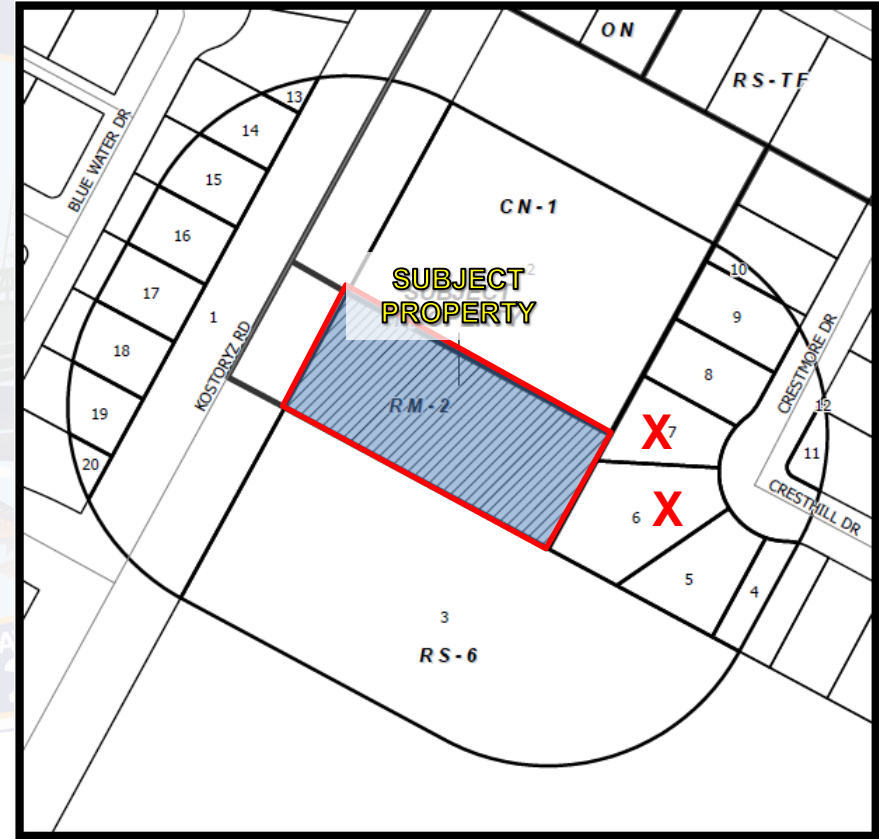
Notification Area



Opposed: 2 (5.74 %)  
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 of Plan CC (The City of Corpus Christi Comprehensive Plan), however, is inconsistent with the FLUM (Future Land Use Map). The designated future land use is medium-density residential.
- The current zoning district limits the lot to multi-family and limited public and civic uses. A neighborhood commercial district widens the range of development to multi-family, additional public and civic uses, and neighborhood-scale commercial developments.
- Plan CC (The City of Corpus Christi Comprehensive Plan) encourages orderly development and the protection and enhancement of neighborhoods. The development pattern of the area and the plan infer that commercial zoning may be more suitable than the current district and would appear to be more coordinated.
- An amendment to the FLUM (Future Land Use Map), per the applicant's request, would re-designate the future use at the subject property as commercial. While a commercial future use will likely increase the approval of a more intense commercial district in the future, as the character of the corridor is subject to change, developments would still be subject to strict standards that regulate scale, loading areas, buffer yards, and more.

# Staff Analysis and Recommendation

---

- The proposed rezoning is compatible with the zoning and uses of the nearby properties and expands the abutting “CN-1” Neighborhood Commercial District pocket. The large “RS-6” zoned tract south of the subject property may likely follow the existing residential-to-commercial pattern of development (as buffer zones and mid-block placement) along Kostoryz Road and may connect both “CN-1” pockets at either side of the lot in the future.
- The rezoning will not have a negative impact on the surrounding neighborhood. Plan CC encourages the allocation of commercial uses within neighborhoods to serve the everyday needs of their residents at a scale that will not be imposing. The change in zoning will augment the availability of essential neighborhood services. The plan also supports the separation of traffic, using commercial developments as a buffer zone, from sensitive land uses such as the residential subdivision beyond.

## **Planning Commission and Staff Recommendation (June 14, 2023):**

Approval of the change of zoning from the “RM-2” Multifamily District to the “CN-1” Neighborhood Commercial District.