CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM
Action Item for the City Council Meeting February 24,2026

DATE: February 24, 2026

TO: Peter Zanoni, City Manager

FROM: Yvette Wallace
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Rezoning for a property at or near 2409 Viola Avenue

CAPTION:
Zoning Case No. ZN8771, Jason Luby (District 2). Ordinance rezoning a property at or near 2409 Viola Avenue from the "RS-6" Single Family 6 District; to the "CG-1" General Commercial District, providing for a penalty not to exceed $2,000 and publication. (Planning Commission and Staff recommend denial).

SUMMARY:
This item proposes to rezone the property for the commercial use of vehicle sales and service.

BACKGROUND AND FINDINGS:
The subject property is a 0.76-acre parcel out of the Bayside area, located interior to the Paisley Hoffman and Warnecke Subdivision, along the south side of Viola Avenue, a local residential road, and west of Ayers Street.

To the north, south and east are properties zoned "RS-6" Single-Family 6, with medium-density residential uses. To the south are properties zoned "RS-6" Single-Family 6 with medium-density residential uses, as are properties to the east. To the west are properties zoned "CG-2" General Commercial; however, and host light industrial uses.

The proposed rezoning is inconsistent with the City's Comprehensive Plan (Plan CC) and the future land use designation of medium-density residential.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Public Input Process:
Number of Notices Mailed: 34 Notices were mailed within the 200-foot notification area, and none outside the notification area.

As of January 20, 2026

In Favor	In Opposition
0 inside notification area	1 inside notification area
0 outside notification area	0 outside notification area

A total of 3.24% of the 200-foot notification area is in opposition.

ALTERNATIVES:
Approval of the rezoning request from the "RS-6" Single Family 6 District to the "CG-1" General Commercial District.

FISCAL IMPACT:
There is no fiscal impact associated with this item.

Funding Detail:
Fund: N/A
Department: N/A
Organization: N/A
Project: N/A
Account: N/A
Amount: N/A

RECOMMENDATION (January 7, 2026):
Planning Commission and Staff recommend denial of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-1" General Commercial District.

Vote Results
For: 9
Against: 0
Absent: 0
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:
Ordinance
Presentation - Aerial Map
Planning Commission Final Report