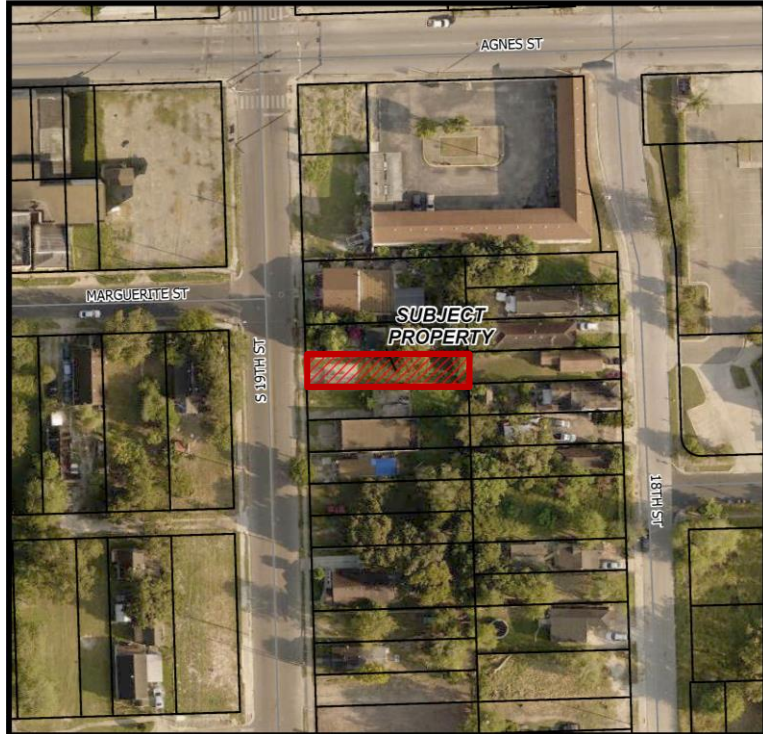


Zoning Case ZN8348



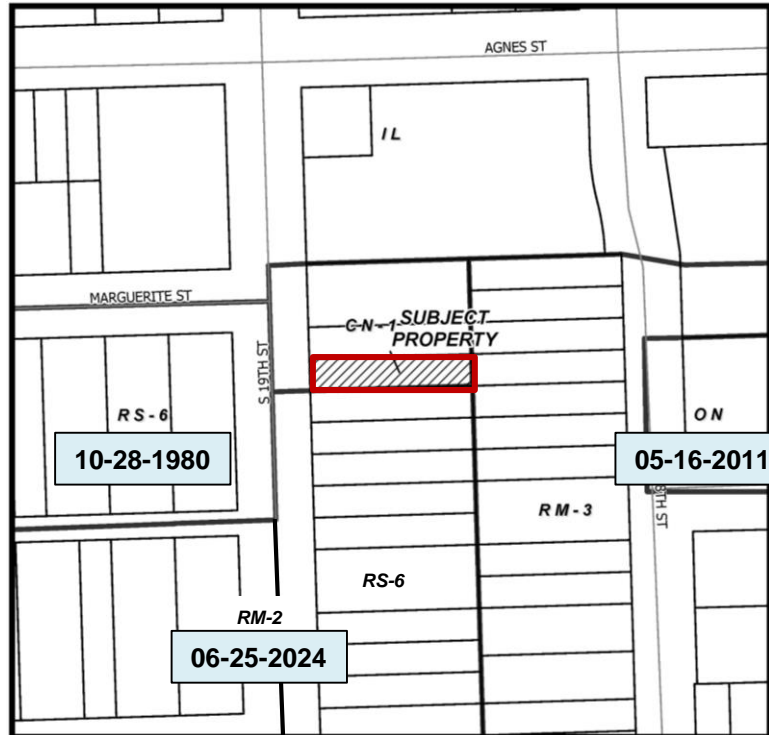
City of Corpus Christi District 1

Rezoning for a property at or near
508 South Nineteenth Street
From the “CN-1” Neighborhood Commercial District
To the “RS-6” Single-Family District



Planning Commission
July 24, 2024

Zoning and Land Use



Proposed Use:

To allow a single-family development.

ADP (Area Development Plan):

Westside, Adopted on January 10, 2023

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

“CN-1” Neighborhood Commercial District

Adjacent Land Uses:

- North: Low-Density Residential; Zoned: “CN-1”
- South: Low-Density Residential; Zoned: “RS-6/SP”
- East: Low-Density Residential; Zoned: “RM-3”
- West: Transportation, Low-Density Residential; Zoned: “RS-6”

Public Notification

34 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

- The proposed rezoning is consistent with Plan CC and with the FLUM designation of Medium-Density Residential.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. It will not have a negative impact upon the surrounding neighborhood.



**STAFF RECOMMENDS APPROVAL
TO THE “RS-6” SINGLE-FAMILY DISTRICT**