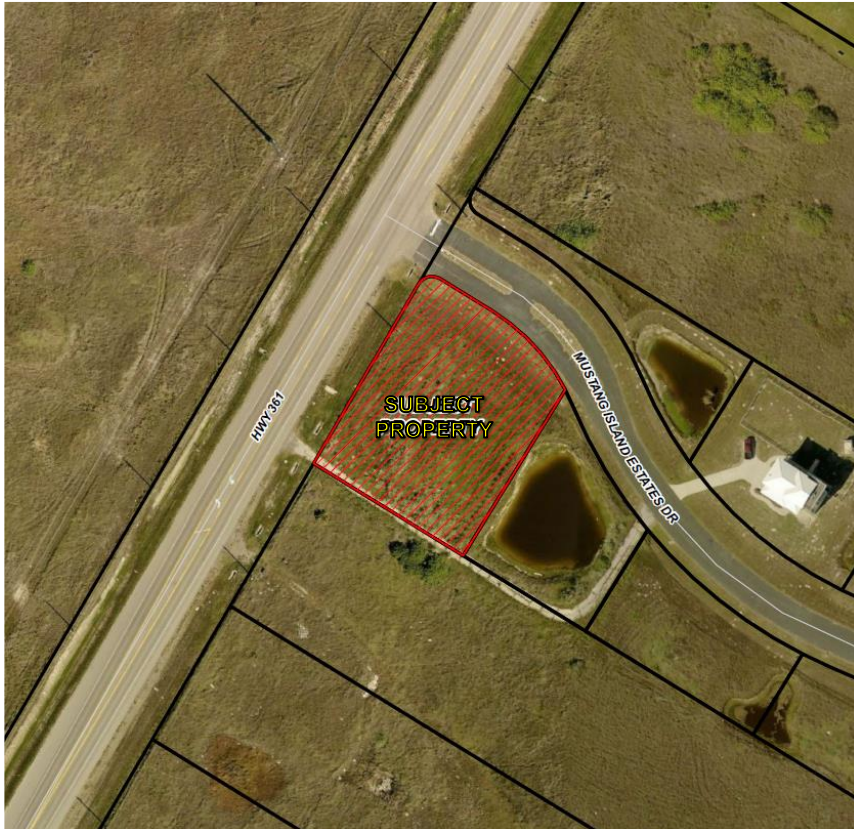


Zoning Case 1122-01



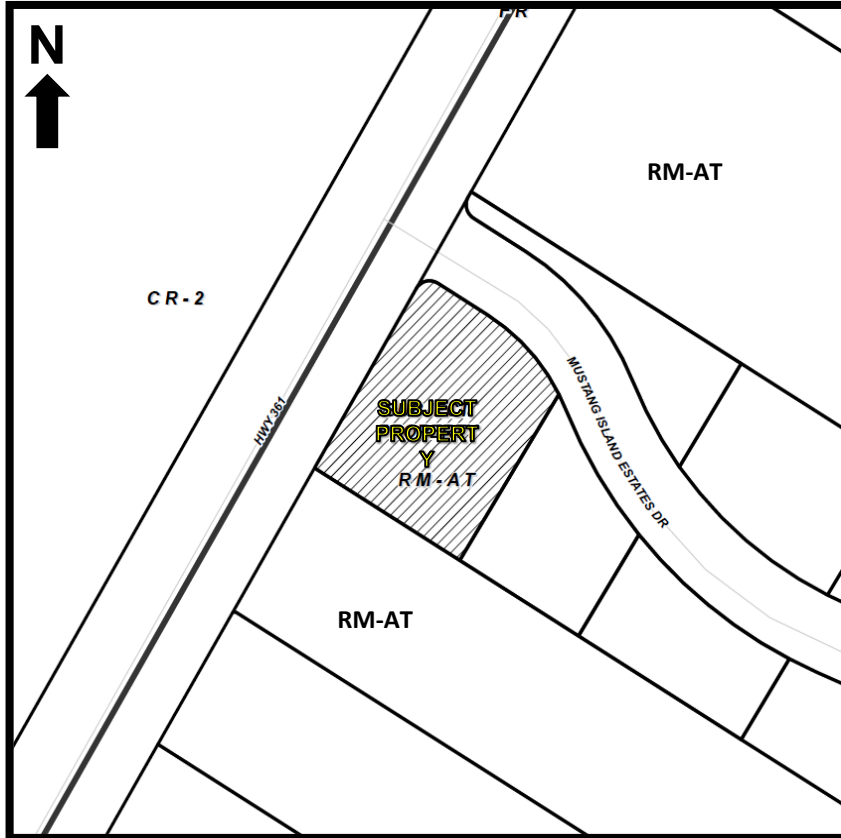
Mustang Island Estates, LP, DISTRICT 4

Rezoning for a property at
149 Mustang Island Estates Drive
From “RM-AT” to “CN-1”



City Council
June 27, 2023

Zoning and Land Use



Proposed Use:

Retail Sales (Spirit, Wine, and Beer Store)

Area Development Plan:

Mustang/Padre Island
(Adopted June 21, 2021)

Future Land Use Map:

Planned Development

Existing Zoning:




“RM-AT” Multifamily AT District

Adjacent Land Uses:

- North: Vacant (Zoned: RM-AT)
- South: Vacant (Zoned: RM-AT)
- East: Vacant (Zoned: RM-AT)
- West: Vacant (Zoned: CR-2)

Public Notification

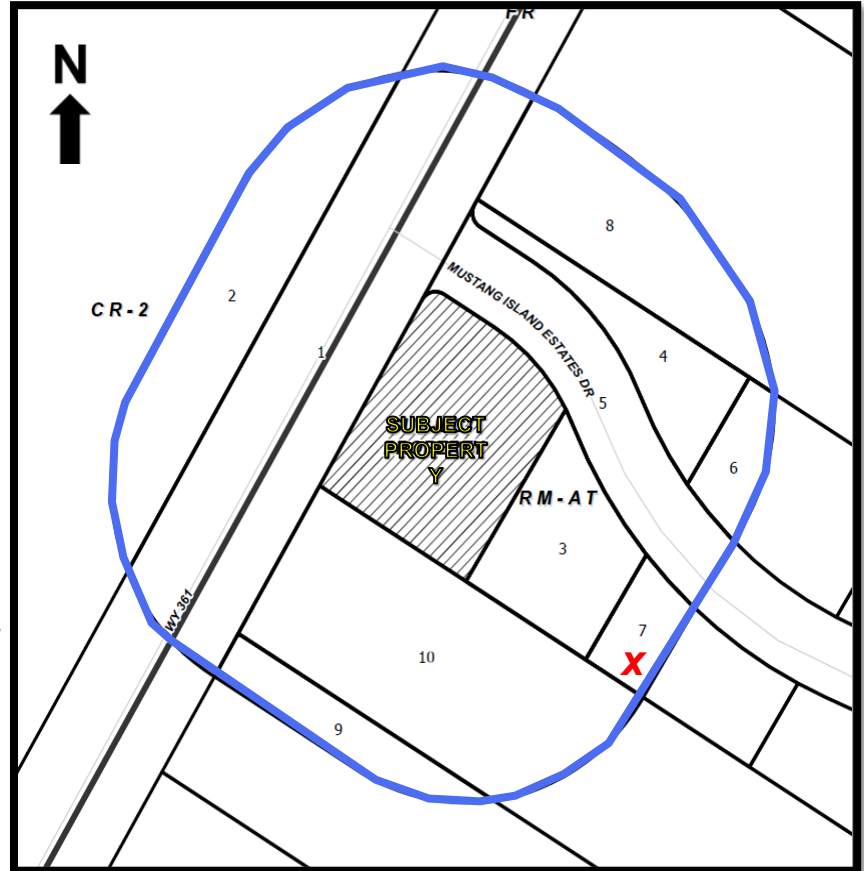
10 Notices mailed inside 200' buffer
4 Notice(s) mailed outside 200' buffer
(Zero mailed notice was returned)

-  Notification Area
-  Opposed: 1 (2.46%)
Separate Opposed Owners: 1
-  In Favor: 0 (0.00%)

Two nearby property owners opposed the request at the Planning Commission meeting. The concerns expressed included neighborhood and traffic safety, and costs associated with security measures.

- 1. Owner at 109 Mustang Island Estates Drive (beyond notification area) and a member of the same household.*
- 2. Owner at 133 Mustang Island Estates Drive.*

*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



Analysis And Recommendation

- The proposed rezoning is consistent with the Future Land Use Map and consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.
- The proposed development is compatible with the surrounding uses.
- The property owner has initiated amendments to the HOA restrictive covenants to prohibit a liquor store; however, all uses allowed by right in the “CN-1” Neighborhood Commercial District would remain.

PLANNING COMMISSION & STAFF RECOMMENDATION:

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