



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZONING CASE ZN9318 K&CB
Investments, LLC

PLANNING COMMISSION, JULY 22, 2026

K & CB Investments, LLC DISTRICT 2



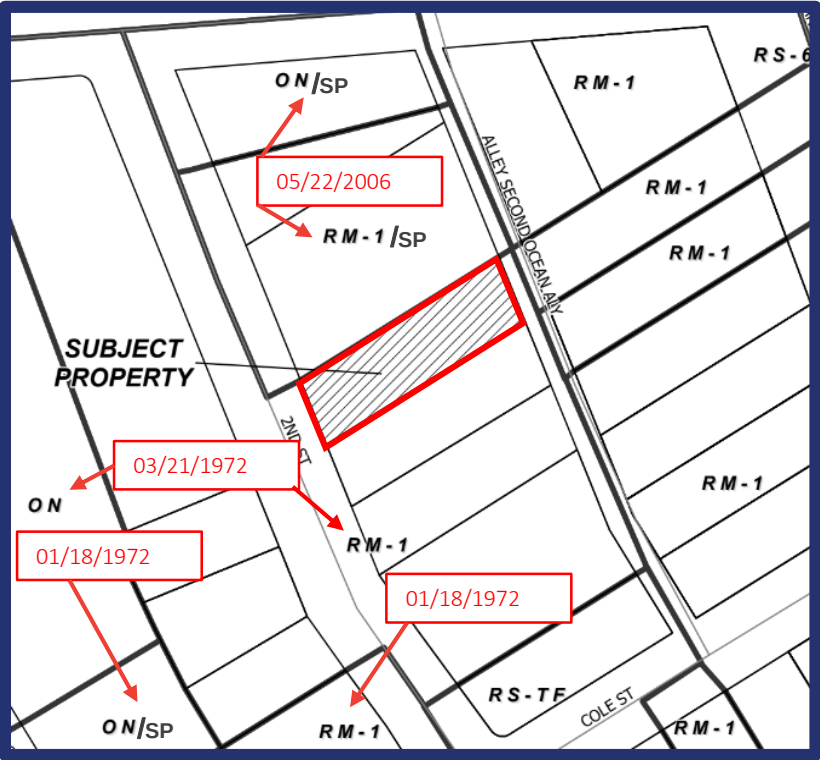
Rezoning a property at or near
1720 2nd Street

From the “RM-1” Multifamily District
To the “RM-1/SP” Multifamily District with a Special
Permit



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Zoning and Land Use



Proposed Use:

To allow an office use in the existing structure.

Area Development Plan:

Bayside Area Development Plan,
(Adopted on December 10, 2024)

Designated Future Land Use:

Medium Density Residential

Existing Zoning District:

“RM-1” Multifamily District

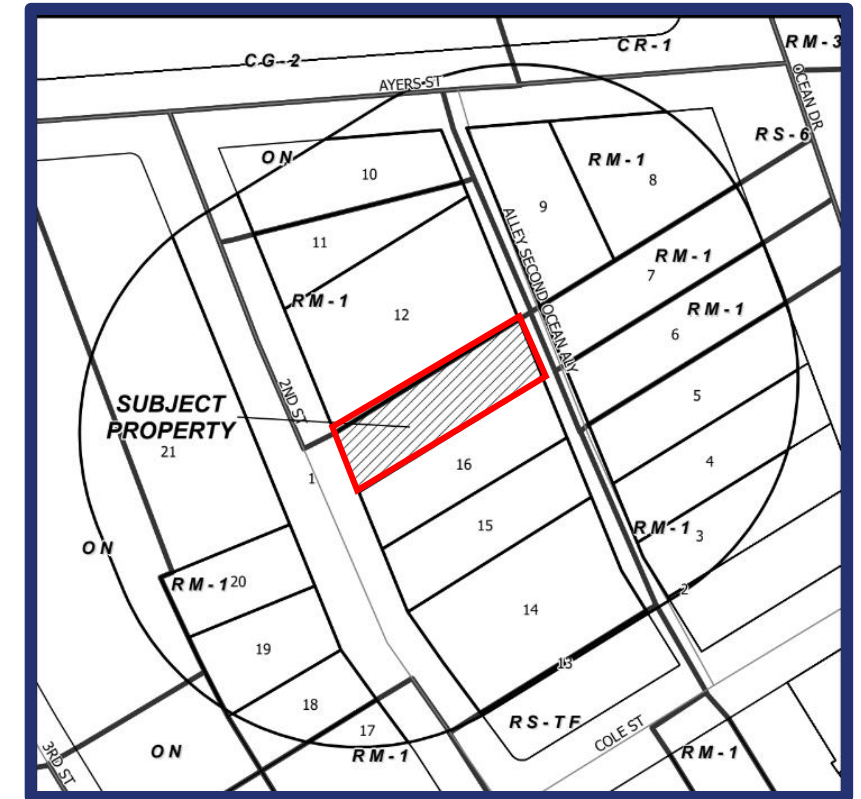
	Existing Land Use	Zoning District
Site	Low Density Residential	“RM-1” Multifamily
North	Public/Semi- Public	“RM-1” Multifamily, “ON” Neighborhood Office, “CG-2” General Commercial
South	Low and Medium Density Residential	“RM-1” Multifamily, “RS-TF” Two-Family
East	Medium Density Residential	“RM-1” Multifamily
West	Public/Semi-Public, Medium Density Residential	“ON” Neighborhood Office, “RM-1” Multifamily



Public Notification

21 Notices mailed inside the 200' buffer
5 Notices mailed outside the 200' buffer

- Notification Area
- X Opposed: 0 (0.00%)
Separate Opposed Owners: (0)
- O 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.



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Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan. Although the applicant's request does not align with the FLUM designation, the applicant's reuse of an existing residential structure for a low-intensity office use conforms with the land use patterns, and the character of the immediate area, which includes residential structures that have been adapted into office uses.
- The conditions of the special permit help preserve the area's character and acts as a buffer to the south-adjacent residential property. The approval of the special permit will not alter the uses permitted by right nor waive the regulations of the underlying zoning district.
- The applicant's proposal was reviewed and deemed acceptable by the Technical Review Committee.

STAFF RECOMMENDS APPROVAL FROM THE "RM-1" MULTIFAMILY DISTRICT TO THE "RM-1/SP" MULTIFAMILY DISTRICT WITH A SPECIAL PERMIT



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Special Permit Conditions

Staff Recommendation: “RM-1/SP” Multifamily District with a Special Permit

The Special Permit will be subject to the following conditions:

- **Uses**: The only use authorized by this Special Permit, in addition to those permitted by right in the base zoning district, is an office use as defined by the Unified Development Code (UDC).
- **Development Standards**: Limits expansion of the office
- **Buffer Yard**: A Type A Buffer Yard: 6’ Fence
- **Signage**: One wall sign is permitted, not to exceed 6 square feet in sign area.



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Thank you!