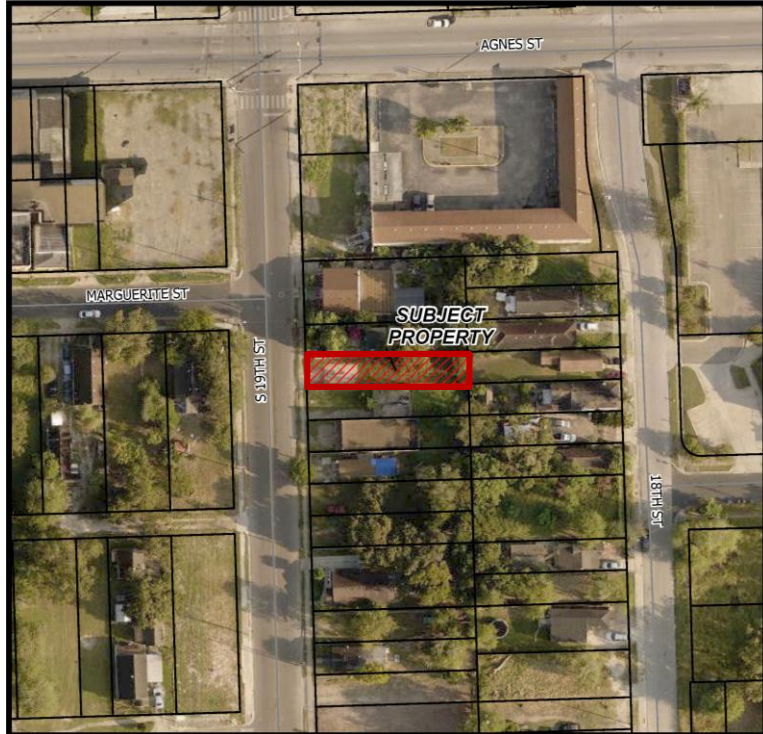


# Zoning Case ZN8348

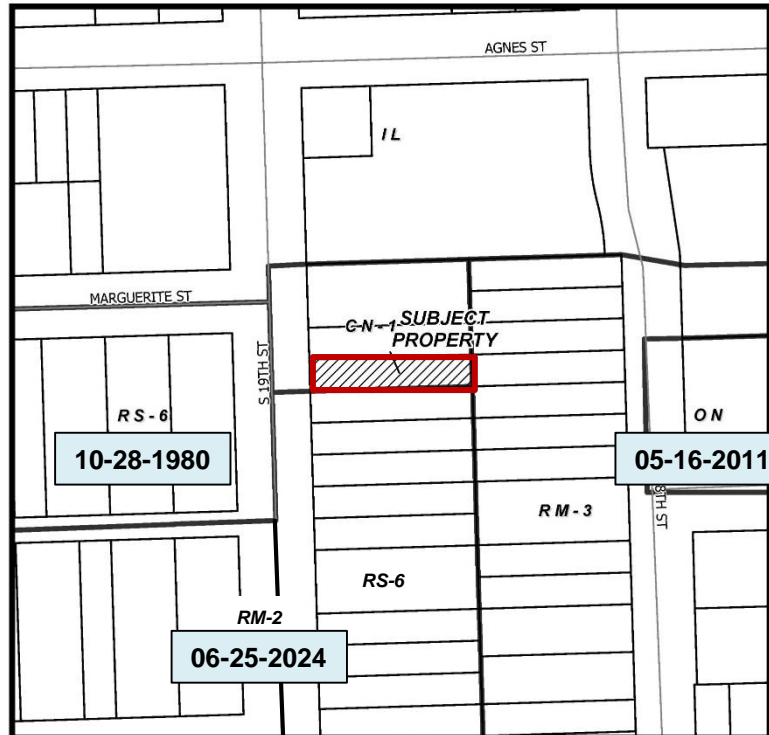


## City of Corpus Christi District 1

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



# 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 (S. 19<sup>th</sup> St) , 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

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- 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.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL  
TO THE “RS-6” SINGLE-FAMILY DISTRICT**