



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 25, 2023
Second Reading for the City Council Meeting of August 8, 2023

DATE: July 25, 2023

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
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**Rezoning for a property at or near
5922 Kostoryz Road**

CAPTION:

Zoning Case No. 0623-03 Victor Valdez, (District 3). Ordinance rezoning a property at or near 5922 Kostoryz Road from the “RM-2” Multi-Family District, to the “CN-1” Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommended approval of the change of zoning from the “RM-2” Multi-Family District to the “CN-1” Neighborhood Commercial District).

PURPOSE:

The purpose of this item is to rezone the property to allow for multi-family or commercial development.

BACKGROUND AND FINDINGS:

The subject property is a vacant lot zoned “RM-2” Multi-Family that abuts an “RS-6” zoned residential subdivision to the east, a neighborhood commercial district with public and civic use to the north, and an approximately 75-acre tract of land with agricultural use zoned “RS-6” to the south. The subject property is within the vertical obstruction subzone of the NOLF Cabaniss’ Military Compatibility Overlay District, which is less than a mile south.

The properties at the northern extremity of the block (near Holly Road) are zoned “CN-1” Neighborhood Commercial with commercial uses and the ones at the end (near Saratoga Boulevard) are zoned “RM-3” Multi-Family and “RS-6” Single-Family 6 with public and civic uses. In between these properties are several other residential subdivisions.

The “CN-1” Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

The proposed rezoning is consistent with many broader elements of *Plan CC* (the City of Corpus Christi Comprehensive Plan), however, is inconsistent with the Future Land Use Map. The rezoning is compatible with the surrounding uses and districts and will not have a negative impact on the neighborhood.

Public Input Process

Number of Notices Mailed: 20 within the 200-foot notification area, 5 outside the notification area.

As of July 21, 2023:

In Favor	In Opposition
0 inside notification area	2 inside notification area
0 outside notification area	0 outside notification area

A total of 5.74% of the 200-foot notification area is in opposition.

RECOMMENDATION:

Planning Commission and Staff recommended approval of the change of zoning from the “RM-2” Multi-Family District to the “CN-1” Neighborhood Commercial District on June 14, 2023.

Vote Results

For: 7
Against: 0
Absent: 2

ALTERNATIVES:

Denial of the change of zoning from the “RM-2” Multi-Family District to the “CN-1” Neighborhood Commercial District.

FINANCIAL IMPACT:

There is no fiscal impact associated with this item.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report