



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of Dec. 12, 2023  
Second Reading for the City Council Meeting of Jan. 9, 2024

**DATE:** December 12, 2023

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Development of Services Department  
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**Rezoning for a property at or near  
10329 Kingsbury Drive**

**CAPTION:**

Zoning Case No. 1023-03, Steve and Lacey Avalos (District 1). Ordinance rezoning property at or near 10329 Kingsbury Drive from the "CN-1" Neighborhood Commercial District to the "RS-TF" Two-Family District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**SUMMARY:**

This item is to rezone the property to allow for the construction of a single-family detached structure.

**BACKGROUND AND FINDINGS:**

The subject property is a 0.86-acre, vacant and undeveloped, lot out of the Hill Country Estates subdivision three-quarters of a mile south of Leopard Street and McKinzie Road in the Northwest Area. It is located at the southeast corner of McKinzie Road and Kingsbury Drive and is the remaining undeveloped lot of the subdivision and block.

Historical data shows that the land subdivided into Hill Country Estates in 2014 was rezoned from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District and "RS-TF" Two-Family District in 2007 while the 1961 Corpus Christi Zoning Ordinance 6106 was in effect. The subject property is within the "CN-1" District (1.08 acres in size) of the subdivision that notches into the "RS-TF" Two-Family District. The 1961 ordinance, then, permitted detached and attached single-family structures.

The property to the north of the subject property is zoned "RS-TF" Two-Family District with low-density residential use. The adjacent property to the east is zoned "CN-1" Neighborhood Commercial District and "RS-TF" Two-Family District with a low-density residential use. The property to the south is zoned "CN-1" Neighborhood Commercial

District and “RM-3” Multi-Family District with residential estate use. The subject parcel is bounded by an A2 class arterial road, McKinzie Road, to the west; Kingsbury Drive, a local residential street, to the north; and a proposed C1 class collector, Haven Drive, along the rear property line. Further west is the 59.43 acre tract occupied by Tuloso Midway High School and zoned “RS-6” Single-Family 6 District. The abutting “RS-TF” Two-Family district enclave features lots that are two-thirds of an acre with the smallest home being 2,302 square feet.

The applicant is requesting an amendment to the existing zoning district to accommodate a single-family detached structure. A Land Development review of the subject property for a building permit revealed that the property while appearing to be for single-family use, is zoned “CN-1” Neighborhood Commercial District. Residential development within the “CN-1” Neighborhood Commercial District is limited to townhome and multi-family developments.

The “CN-1” Office 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 SF in gross floor area.

The proposed rezoning is consistent with many elements and goals of *Plan CC* (The City of Corpus Christi Comprehensive Plan) and the FLUM’s (Future Land Use Map) designation of Medium-Density Residential. While it is generally consistent with the Northwest Area Development Plan (ADP), the ADP was adopted nearly 23 years ago.

Public Input Process

Number of Notices Mailed: 9 were mailed within the 200-foot notification area, and 2 outside the notification area.

*As of December 8, 2023:*

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

A total of 0% of the 200-foot notification area is in opposition.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission and Staff recommended approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “RS-TF” Two-Family District on October 18, 2023.

Vote Results

For: 8

Against: 0

Absent: 1

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report