CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

ZN8771
JASON LUBY

CITY COUNCIL, MARCH 17, 2026

JASON LUBY
DISTRICT 2

Rezoning a property at or near

2409 VIOLA AVENUE

From the “RS-6” District

to the “CN-1/SP” District

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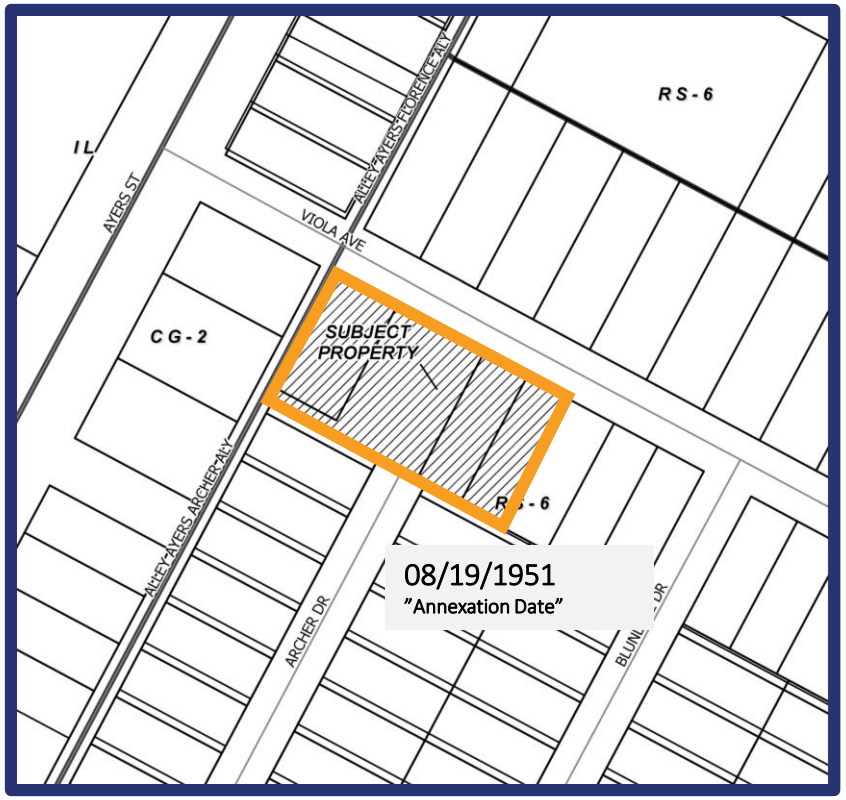
Zoning and Land Use



Proposed Use:

To allow indoor/outdoor storage and vehicle service (light) use

Area Development Plan:

Bayside (Adopted Dec 10, 2024)

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

"RS-6" Single-Family 6

	Existing Land Use	Zoning
Site	Medium-Density Residential, Vacant	"RS-6"
North	Commercial, Medium-Density Residential	"CG-2," "RS-6"
South	Medium-Density Residential	"RS-6"
East		
West	Commercial	"CG-2"

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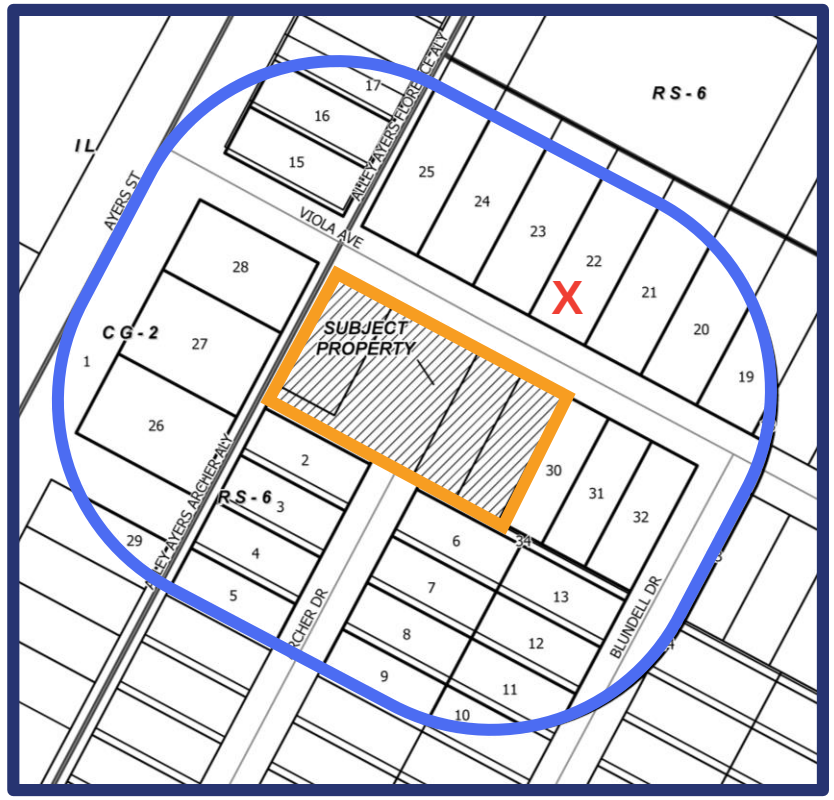
Public Notification

34 Notices mailed inside the 200’ buffer
0 Notices mailed outside the 200’ buffer

Notification Area

X Opposed: 1 (3.24%)
Separate Opposed Owners: (1)

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 inconsistent with the City of Corpus Christi Comprehensive Plan and the future land use designation of Medium-Density Residential.
- Although the future land use map does not designate commercial zoning, the applicant is requesting a less-intense commercial zoning to accommodate the surrounding neighborhood.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property.

STAFF RECOMMENDS APPROVAL
TO THE “CN-1/SP” NEIGHBORHOOD COMMERCIAL DISTRICT WITH A SPECIAL PERMIT

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Special Permit Conditions

The Special Permit will be subject to the following conditions:

- **Use:** The only principal use authorized by this Special Permit, other than uses permitted by right in the base zoning district, is indoor storage/warehouse use, indoor and outdoor vehicle storage and equipment, vehicle sales, and vehicle service (light).
- **Hours of Operation:** The hours of operation will occur daily within the hours of 8:00 AM to 8:00 PM.
- **Buffer Yard:** A 10-foot buffer yard shall be required where the subject property shares a property line with a residential zoning district and/or residential uses.
- **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
- **Time Limit:** Applicable permits must be obtained within one year of approval of the Special Permit. If no building permit is required, a certificate of occupancy or UDC compliance must be issued within that same one-year period. Otherwise, the Special Permit will expire in accordance with the UDC. Additionally, discontinuance of the approved use for six (6) months shall cause the Special Permit to expire.

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Site Images

Feb. 7, 2004

Nov. 23, 2011

March 24, 2022

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Thank you!