

ZONING REPORT

CASE ZN8548

Applicant & Subject Property

District: 4

Owner: AI Development, Inc.

Applicant: AI Development, Inc.

Address: 6502 Holly Road, located along the north side of Holly Road, east of Airline Road and Woodbend Drive, and west of Rodd Field Road.

Legal Description: Lot 1, Block 2, Woodbend subdivision

Acreage of Subject Property: 3.33 acres

Zoning Request

From: "CN-1" Neighborhood Commercial District

To: "CG-2" General Commercial District

Purpose of Request: To allow a commercial development; particularly a strip retail plaza.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"CN-1" Neighborhood Commercial	Vacant	High-Density Residential
North	"RM-1" Multi-Family, "RS-6" Single-Family 6	Low- and Medium-Density Residential	Medium-Density Residential, High-Density Residential
South	"RS-TF/SP" Two-Family with a Special Permit, "RS-6" Single-Family 6	Low- and Medium-Density Residential	Medium- and High-Density Residential
East	"RS-6" Single-Family 6	Low-Density Residential	Medium-Density Residential
West	"CN-1," Neighborhood Commercial and "RM-3" Multi-Family District	Commercial, Medium-Density Residential	Commercial, High-Density Residential

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County Texas) Volume 64 Page 264-265.

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

Code Violations: None

Roadway Master Plan

Holly Road	Designation	Section Proposed	Section Existing
	"A1" Minor Arterial Undivided	95-Foot ROW 4 Lanes, Center Turn Lane	100-Foot ROW 4 Lanes, Center Turn Lane
Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 26 <i>Staples Street Station</i> near the intersection of Airline Road and Holly Road, a quarter mile west of the site.			
Bicycle Mobility Plan: The subject property is approximately a quarter mile north of a planned off-road multi-use trail, along the Mary Carroll (Schanen) Ditch, and three-quarter of a mile south of a planned one-way cycle track along each side of Williams Drive.			
Utilities			
Gas: A 2-inch gas line exists beyond the northern and eastern property boundary lines, within the abutting residential subdivision. Stormwater: A 24-inch RCP (active and public) storm water pipe exists along the north side of Holly Road. Wastewater: An 8-inch (active and public) gravity main exists along Woodbend Drive, however, terminates at the northwestern corner of the property; and a 30-inch PVC (active and public) force main along the side property line. Water: A 12-inch PVC (active and public) distribution line exists along the north side of Holly Road, as does an 8-inch pipe along Woodbend Drive; and a 30-inch DIP (active and public) transmission line exists along Holly Road.			
Corpus Christi Comprehensive Plan			
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. ADP (Area Development Plan): According to Plan CC the subject property is located within the Southside ADP (Adopted March 17, 2020).			
Water Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure. Wastewater Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure. Stormwater Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure. Roadway Master Plan: No improvements have been proposed.			
Public Notification			
Number of Notices Mailed	40 within a 200-foot notification area 4 outside 200-foot notification area		
In Opposition	1 inside the notification area 0 outside the notification area 0.27 % in opposition within the 200-foot notification area (1 individual property owner)		
Public Hearing Schedule			

Planning Commission Hearing Date: August 6, 2025

Tentative City Council 1st Reading/Public Hearing Date: October 21, 2025

Tentative City Council 2nd Reading Date: November 11, 2025

Background:

The subject property is a 3.33-acre tract in the southside area of the city out of the Woodbend Subdivision. It is located along Holly Road, an A1 class arterial street, and Woodbend Drive, a local residential street, a quarter mile east of the Holly Road and Airline Road intersection. It also abuts a medium-density residential subdivision at its north and east. Holly Road, a minor arterial road is lined mainly with residential subdivisions with a modest portion with commercial developments nearest the intersections.

The surrounding properties are primarily zoned “RS-6” Single-Family 6 district, which are found to the north and east of the property, with low-density residential uses. There are also some medium-density residential uses to the north. The property to the west of the parcel and Woodbend Drive is zoned “CN-1” Neighborhood Commercial with commercial use; while those to the south of the tract and Holly Road are zoned “RS-TF/SP” Two-Family District with a Special Permit and “RS-6” Single-Family 6, with low- and high-density residential uses.

The applicant is requesting a change of zoning to accommodate a commercial development; particularly a strip retail plaza with a restaurant, retail sales and services uses, and indoor recreational uses.

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with Elements, Goals and Strategies for Decision Makers:

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

Southside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Southside ADP; however is not consistent with the FLUM designation of high-density residential.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The Zoning Map amendment request is generally consistent with the Comprehensive Plan and the south side area development plan; however, it is inconsistent with the future land use designation of High-Density Residential.

- The amendment is not compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - The current zoning district allows the uses proposed by the applicant, as does the “CG-2” General Commercial District, however, it would permit more intense commercial development to take place, including bars/nightclubs, mini storage, and car dealerships.
- The property to be rezoned is not suitable for the zoning district that would be applied by the proposed amendment.
 - Where located, the site would allow a “CG-2” District mid-block, and the type of traffic that the proposed zoning would generate aligns with a primary arterial road, rather than a minor arterial road, which is the classification for Holly Road. Yorktown Boulevard is an example of a primary arterial road.

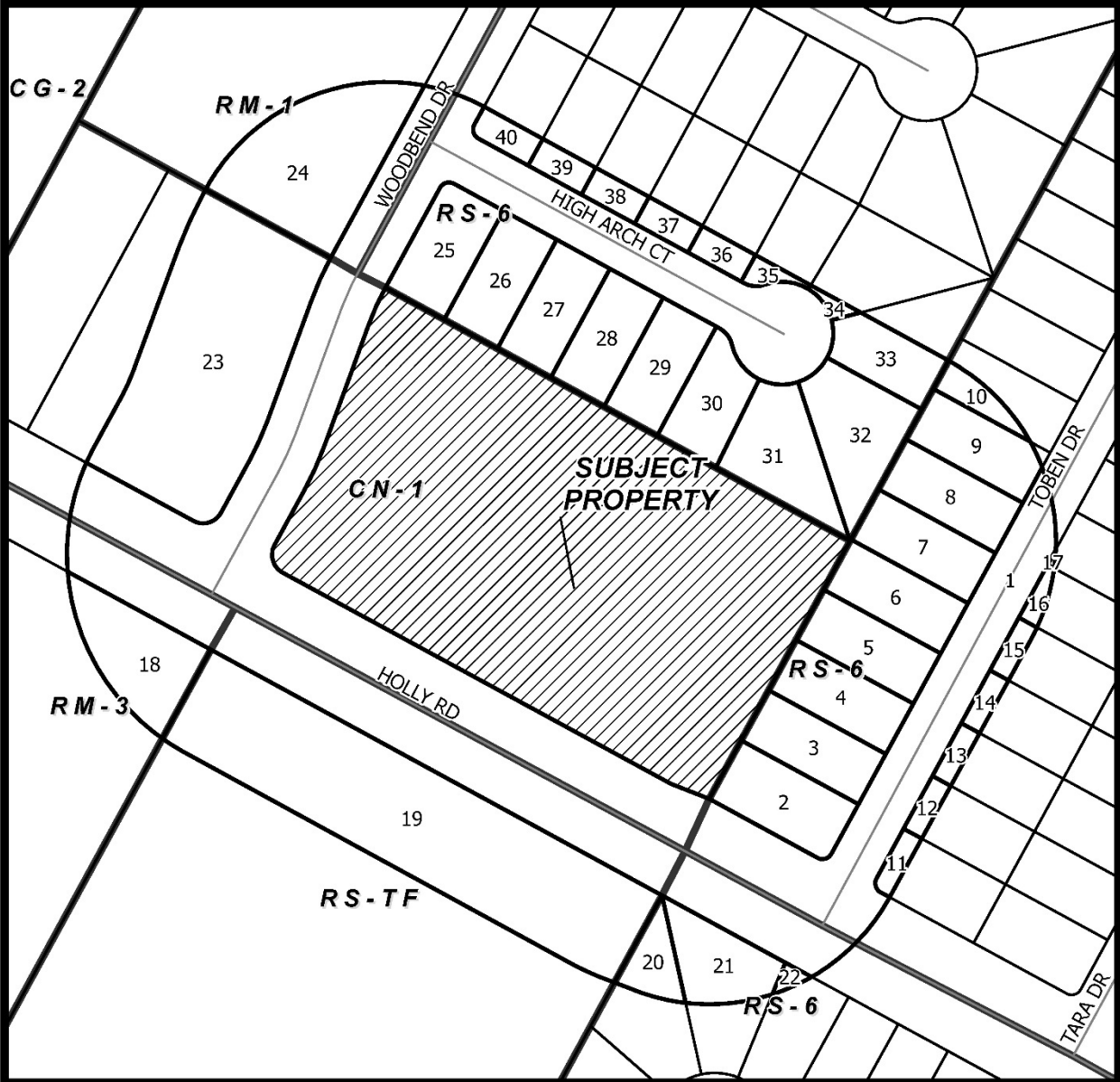
Planning Commission and Staff Recommendation (August 6, 2025):

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Planning Commission and Staff Recommend denial of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District.

Attachments:

- (A) Existing Zoning and Notice Area Map.
- (B) Returned Notices

(A) Existing Zoning and Notice Area Map



CASE: ZN8548
Zoning and notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

-  Subject Property with 200' buffer
 Owners in favor
 4 Owners within 200' listed on attached ownership table
 Owners in opposition



(B) Returned Notices

PUBLIC HEARING NOTICE PLANNING COMMISSION REZONING CASE No. ZN8548

Development, Inc has petitioned the City of Corpus Christi to consider a change of zoning from the Neighborhood Commercial District to the "CG-2" General Commercial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 6502 Holly Road and described as Lot 1, Block 2, Woodbend subdivision located along the north side of Holly Road, east of Airline Road and Woodbend Drive, and west of Field Road. See map on the reverse side.



The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, August 6, 2025, during one of the Planning Commission's regular meetings, which begins at 05:30 p.m. The hearing will be held in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning.

The Planning Commission may recommend to the City Council approval, or denial, or approval of an intermediate zoning classification, and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. For more information, please call (361) 826-3240.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3105.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarlo. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or to the email address below.

Property Owner(s) Name: Mary Parks

Address: 2018 Token Dr Phone No. (361) 752-8605

() In Favor ☒ In Opposition

Reason: I want our neighborhood to be filled with "neighbors" and their homes. Also, I do not want the traffic congestion.

Signature Mary Parks

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-826-3574
INFOR Case No. ZN8548
Property Owner ID: 15

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8548

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Property Owner(s) Name: Olga Luna

Address: 2033 Tobey - 78412

Phone No.: (361) 960-2140

☒ In Favor () In Opposition

Reason:

Ol. Luna
Signature

Planner Assigned: Saradja Registre
Email: SaradjaR@cctexas.com
Phone: 361-826-3574
INFOR Case No. ZN8548
Property Owner ID: 2