



CITY OF CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting December 16, 2025

DATE: December 16, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice
Director of Development Services
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(361) 826-3596

Rezoning for a property at or near 3202 East Causeway Boulevard

CAPTION:

Zoning Case No. ZN8910, Paul and Melba Savoy (District 1). Ordinance rezoning a property at or near 3202 East Causeway Boulevard from the “CR-1” Resort Commercial District to the “RM-AT” Multifamily Apartment Tourist 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 a single-family residential use.

BACKGROUND AND FINDINGS:

The subject property is a 0.20-acre parcel of land out of the North Beach Area, located along the east side of East Causeway Boulevard and Plum Street, north of Elm Street, and west of State Highway 181. The parcel is undeveloped and abuts several vacant lots and some residential uses.

The properties to the north of the parcel, and Plum Street, are zoned “CR-1” Resort Commercial with medium-density residential use and some vacant lots. The properties immediately to the east, are vacant and zoned “CR-1” Resort Commercial, those to the south are zoned “CR-1” Resort Commercial with Public/Semi-Public uses. To the west of the site, is East Causeway Boulevard with a “CG-1” General Commercial District along its west side.

The “RM-AT” Multifamily Apartment Tourist District permits single-family houses, apartments, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, bed and breakfast inns, apartment hotels, hotels, and motels. This zoning district is used in areas having convenient access to collector and arterial streets, and nearby civic and commercial uses, as well as employment opportunities, and is appropriate adjacent to nonresidential districts.

Public Input Process

Number of Notices Mailed: 15 notices were mailed within the 200-foot notification area, and 0 outside the notification area.

As of November 7, 2025

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

A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

Funding Detail:

Fund: N/A

Organization/Activity: N/A

Department: N/A

Project #: N/A

Account: N/A

RECOMMENDATION (October 29, 2025):

Planning Commission and Staff recommend approval of the change of zoning from the "CR-1" Resort Commercial District to the "RM-AT" Multifamily Apartment Tourist District.

Vote Results

For: 6

Against: 0

Absent: 3

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation – Aerial Map

Planning Commission Final Report