



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of September 2, 2025
Second Reading for the City Council Meeting of September 9, 2025

DATE: September 2, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice, Development Services Department
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<p>Rezoning for a property at or near 14454 Northwest Boulevard</p>
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CAPTION:

Zoning Case No. ZN8769, Gary W. Crook (District 1). Ordinance rezoning a property at or near 14454 Northwest Boulevard from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office 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 commercial development on a split-zoned parcel.

BACKGROUND AND FINDINGS:

The subject area of request located in the Northwest Area of the City of Corpus Christi, is a 0.93-acre tract out of a recorded lot, immediately south of Ridgewood Road, a local residential road, north of Northwest Boulevard, a primary arterial road, and River Hill Drive, a minor residential collector. The parent parcel is split zoned with a general commercial district designation along Northwest Boulevard, and the remaining portion zoned "RS-6" Single-Family 6 District.

The properties surrounding the area of request are zoned for commercial use; except for the property to its immediate east, which is zoned "RS-6" Single-Family 6 district, with a low-density residential use. To the north of the area of Riverwood Road, and subject parcel, is the medium-density residential New River Hills Subdivision, zoned "RS-6" Single-Family 6 District. The property to the west is zoned "ON//SP" Neighborhood Office District with a special permit with professional office use. To the south, the current land use is commercial, and the zoning is "CG-2" General Commercial on the remaining of the subject property.

The “ON” Neighborhood Office District permits office uses, apartments, commercial parking, overnight accommodation uses (except for a bed and breakfast home), educational facilities, government facilities (except for detention facilities), medical facilities, places of worship, and community service uses.

The proposed rezoning is inconsistent with the future land use designation of mixed-use and is generally consistent with the City of Corpus Christi Comprehensive Plan.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Public Input Process:

Number of Notices Mailed: 18 notices were mailed within the 200-foot notification area, and 3 outside the notification area.

As of August 1, 2025

In Favor 0 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
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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 # (CIP Only): N/A

Account: N/A

Amount: N/A

RECOMMENDATION (July 23, 2025):

Planning Commission and Staff recommend approval of the change of zoning from the “RS-6” Single-Family 6 District to the “ON” Neighborhood Office District.

Vote Results

For: 8

Against: 0

Absent: 1

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report