



ZONING CASE ZN8908 Big Fish Enterprises, LLC.

CITY COUNCIL, DECEMBER 9, 2025



BIG FISH ENTERPRISES, LLC. DISTRICT 2



Rezoning a property at or near
645 Everhart Road
From the “RS-6” District
to the “CN-1” District



CITY OF
**CORPUS
CHRISTI**

Zoning and Land Use



Proposed Use:

To allow an office use.

Area Development Plan:

Bayside, Adopted on Oct 10, 2024

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

“RS-6” Single-Family 6

| | Existing Land Use | Zoning District |
|-------|----------------------------|--------------------------------|
| North | Commercial | “CN-1” Neighborhood Commercial |
| South | Professional Office | “ON” Neighborhood Commercial |
| East | Medium-Density Residential | “RS-6” Single-Family 6 |
| West | Medium-Density Residential | “RS-6” Single-Family 6 |



Public Notification

27 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

— Notification Area

X Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

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.



Analysis & Recommendation

- The zoning map amendment, while inconsistent with the future land use map, overall is consistent with the City of Corpus Christi Comprehensive Plan.
- The Future Land Use Map shows the corridor as having various commercial and residential land uses, as the future land use map designation lacks uniform, the likelihood of spot zoning will increase within this area and ultimately reinforce the development pattern of this area.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area and will not have any adverse impact on the surrounding neighborhood.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL TO THE
“CN-1” DISTRICT**



Thank you!