

ZONING REPORT

CASE ZN8548

| Applicant & Subject Property | | | |
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| District: 4 Owner: AI Development, Inc Applicant: All 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: 3.3 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 | 0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owner) | | |
| Public Hearing Schedule | | | |

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| <p>Planning Commission Hearing Date: August 6, 2025 City Council 1st Reading/Public Hearing Date: September 16, 2025 City Council 2nd Reading Date: October 7, 2025</p> |
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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 restaurant and retail sales and services 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 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, including bars/nightclubs, mini storage, and car dealerships, to take place.
- 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.

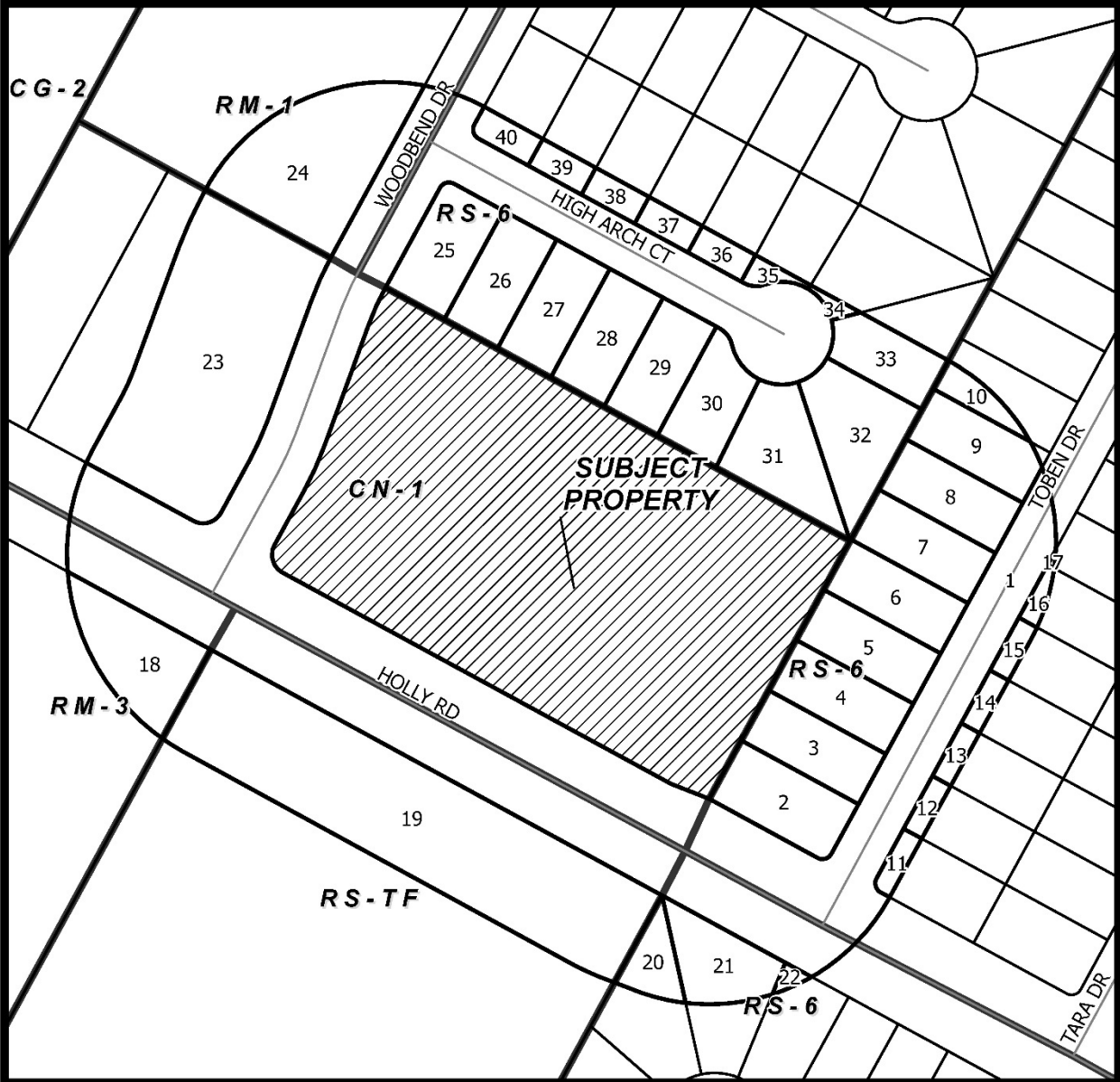
Staff Recommendation:

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, Staff Recommends denial of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District.

Attachment(s):

(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map



CASE: ZN8548
Zoning and notice Area

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| 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
 Owners within 200' listed on attached ownership table
 Owners in opposition

