



CITY OF CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting December 9, 2025

DATE: November 14, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice
Director of Development Services
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<p>Rezoning for a property at or near 645 Everhart Road</p>
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CAPTION:

Zoning Case No. ZN8908, Big Fish Enterprises, LLC. (District 2). Ordinance rezoning a property at or near 645 Everhart Road from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial 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 for continued office use.

BACKGROUND AND FINDINGS:

The subject property, out of the Alameda Park medium-density residential subdivision, is a 0.17-acre property developed with a 1,200-square-foot single-family structure in the bayside area, along Everhart Road, an A1-class arterial road. It is set along a block, like many others, between Holly Road and South Alameda Street that has started to transition to commercial uses since the early 1980s.

The surrounding properties, except to the west and east, are zoned for commercial activities. To the north is a property zoned “CN-1” Neighborhood Commercial District with a commercial use. To the south, the property is zoned “ON” Neighborhood Office with professional office use. The properties to the west and east are zoned “RS-6” Single-Family 6 with medium-density residential uses according to the current land use map.

The applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District to accommodate an office use. The “CN-1” District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

The proposed rezoning is inconsistent with the Future Land Use Map designation of Medium-Density Residential, however, it 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 there is no uniform regarding the future land use map designation, the likelihood of spot zoning will increase within this area.

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: 27 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 a fiscal impact associated with this item.

Funding Detail:

Fund: 4670 Development Services
Org/Activity: 11200 Land Development
Department: 56
Project #: N/A
Account: 308300 Zoning Fees

RECOMMENDATION (October 15, 2025):

Planning Commission and Staff recommend approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

Vote Results

For: 8
Against: 0
Absent: 1
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation – Aerial Map
Planning Commission Final Report