



# ZONING CASE ZN8908

PLANNING COMMISSION, OCTOBER 15, 2025



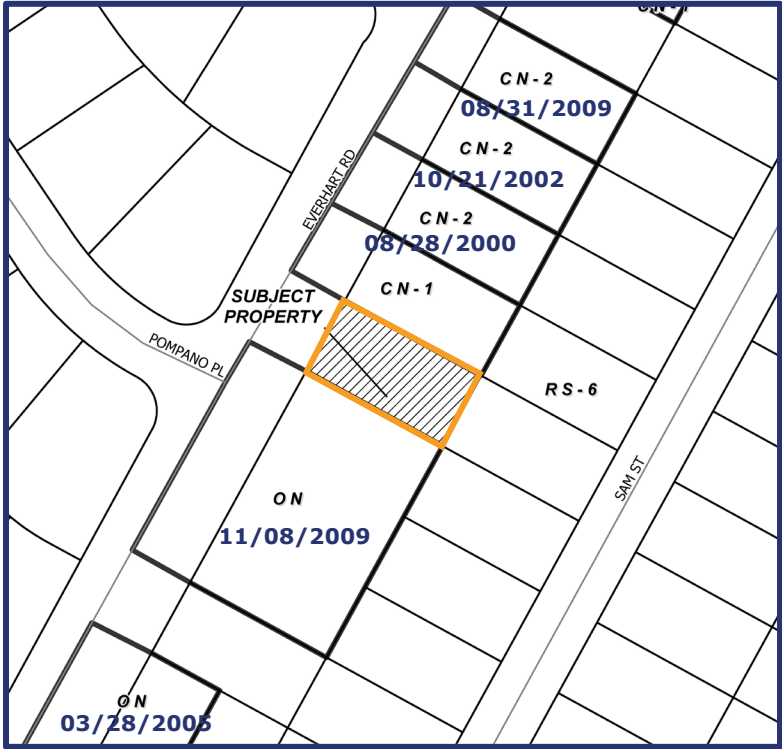
# BIG FISH ENTERPRISES LLC, DISTRICT 2



Rezoning a property at or near  
**645 Everhart Road**  
From the "RS-6" District,  
to the "CN-1" District



# 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 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.

## STAFF RECOMMENDS APPROVAL





**Thank you!**