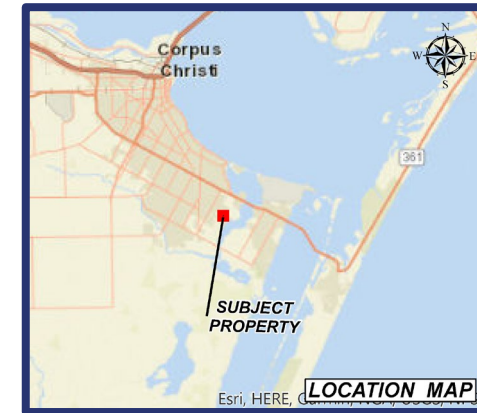




ZONING CASE ZN8874

PLANNING COMMISSION, OCTOBER 29, 2025

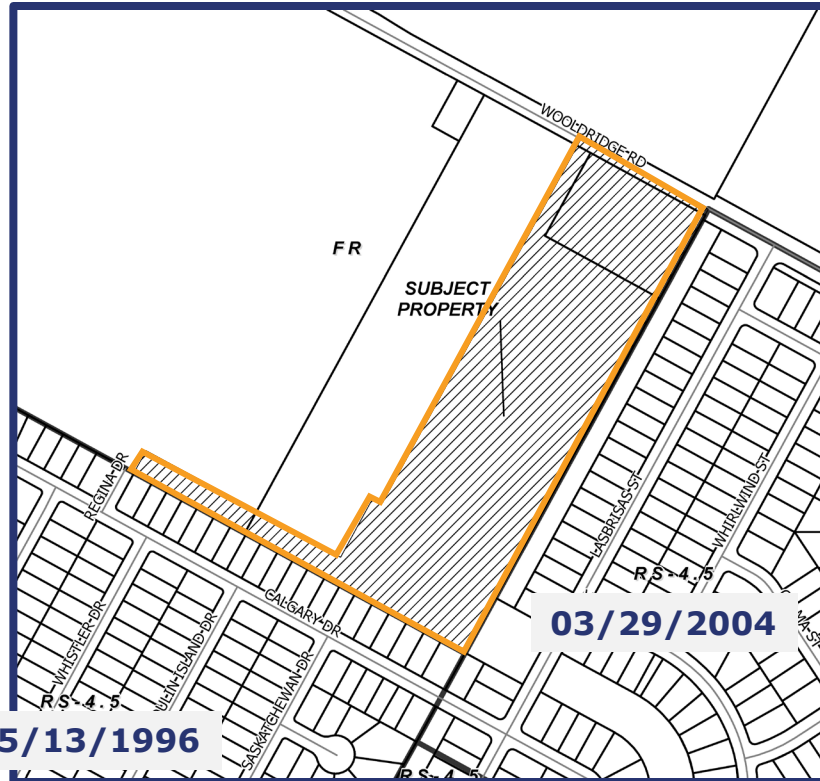
PASADENA LAND HOLDINGS DISTRICT 4



Rezoning a property at or near
7801 WOOLDRIDGE ROAD
From the “FR” District,
to the “RS-4.5” District



Zoning and Land Use



Proposed Use:

To allow a medium-density residential subdivision

Area Development Plan:

Southside, Adopted March 17, 2020

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

"FR" Farm Rural District

	Existing Land Use	Zoning District
Site	Agricultural	"FR" Farm Rural
North	Agricultural, Transportation (Woolridge Road), Public/Semi-Public	
South	Medium-Density Residential, Park	"RS-4.5" Single-Family 4.5
East	Park, Medium-Density Residential	
West	Agricultural	"FR" Farm Rural,



Public Notification

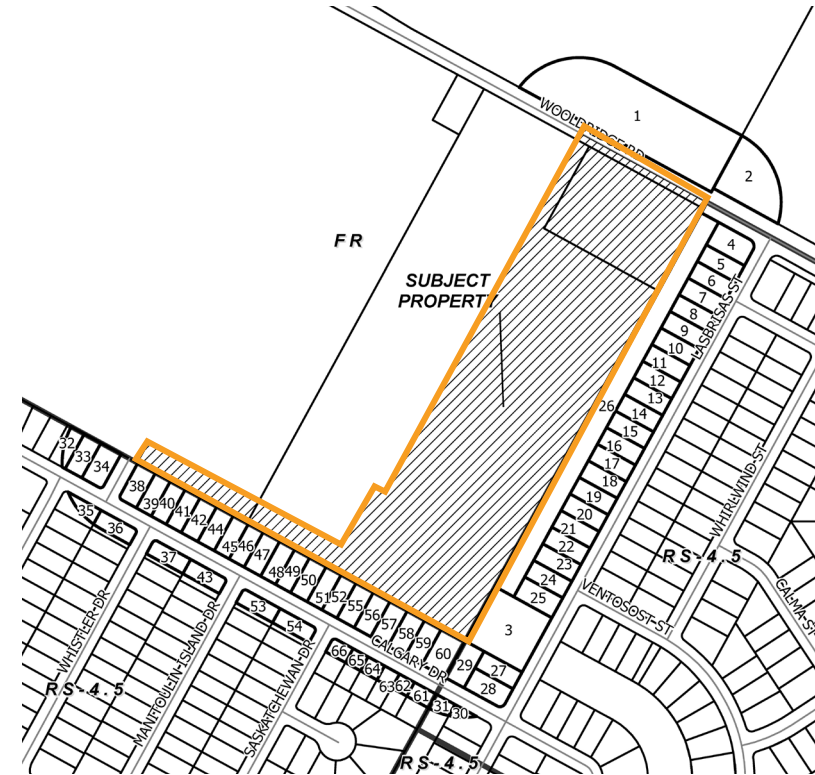
66 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

 **Notification Area**

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

 **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 rezoning request is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of the Medium-Density Residential.
- The proposed request is compatible with the present zoning districts and conforming uses of nearby properties and to the character of the surrounding area.
 - Woolridge Road is lined primarily with medium-density residential developments with, followed by modest low-density residential uses, and public/semi-public uses, which are all compatible with the applicant's proposed zoning district. This pattern is consistent between Holly Road and the Oso and Oso Parkway, east of Rodd Field Road, and although less prominent, is also particular to the west of Rodd Field Road.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment. The applicant's request, if approved, will not have a negative impact upon the surrounding neighborhood.

STAFF RECOMMENDS APPROVAL





Thank you!