

ZONING REPORT

Case # ZN8909

APPLICANT & SUBJECT PROPERTY

District: 2

Owner: Big Fish Enterprises LLC

Applicant: Elizabeth Castillo

Address: 645 Everhart Road, located along the east side of Everhart Road, north of South Padre Island Drive, south of South Alameda Street, and west of Caramel Parkway.

Legal Description: Lot 27, Block 6, Alameda Park

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County Texas) Volume 10 Page 16

Acreage of Subject Property: 0.17 acre

Pre-Submission Meeting: August 20, 2025

Code Violations: None

ZONING REQUEST

From: "RS-6" Single-Family 6 District

To: "CN-1" Neighborhood Commercial District

Purpose of Request: To allow for office use.

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), which was adopted in 2016.

Land Use

ADP (Area Development Plan): According to Plan CC the subject property is located within the Bayside Area Development Plan, adopted on December 10, 2024.

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None.

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential
North	"CN-1" Neighborhood Commercial	Commercial	Commercial
South	"ON" Neighborhood Commercial	Professional Office	Commercial
East	"RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential
West	"RS-6" Single-Family 6	Transportation (Everhart Road), Medium-Density Residential	Transportation (Everhart Road), Medium-Density Residential

Utility Master Plans

Service	Existing Conditions	Master Plan Improvements
Water	<p>An 8-inch ACP (active and public) distribution line exists along the east side of Everheart Road; another 6-inch ACP (active and public) distribution line exists along the opposite side of the right-of-way.</p> <p>A 20-inch SP (active and public) transmission line exists along the west side of Everhart Road.</p>	No improvements have been proposed.
Wastewater	A 27-inch VCP (active and public) gravity main exists along the west side of Everhart Road; and another 27-inch line is under construction.	No improvements have been proposed.
Stormwater	A 60-inch SBC (active and public) line exists along the west side of Everhart Road.	No improvements have been proposed.
Gas	A 2-inch WS (active) grid main exists along the west side of Everhart Road.	No improvements have been proposed.

Roadway Master Plan (RMP)	
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Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Everheart Road	Service Area 10	"A1" Minor Arterial Road Undivided	2	2	N/A	N/A	None reported	None proposed.

Bicycle Mobility Plan

The subject property is near several planned mobility infrastructures. An eighth mile east of the site, is a planned bike boulevard along Robert Drive, a quarter mile west of the site is a planned off-road multi-use trail, and a quarter mile southwest of the site is a planned one-way cycle track (along both sides of the right-of-way).

TRANSIT INTEGRATION	
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The Corpus Christi RTA provides service to the subject property along Alameda Street at Everheart Road via Bus Route 5 Alameda, 900 feet north of the site.			
PUBLIC HEARINGS & NOTIFICATIONS			
Planning Commission		October 15, 2025	
Tentative City Council 1 st Reading		December 9, 2025	
Tentative City Council 2 nd Reading		December 16, 2025	
27	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	0	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:

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, which, 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.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is/is not consistent with the following Elements, Goals and Strategies for Decision Makers:

- *Future Land Use, Zoning, & Urban Design:*
 - Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - 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.
 - Corpus Christi has well-designed neighborhoods and environments.
 - Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses.

Bayside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is generally consistent with the Bayside ADP; however, it is inconsistent with the future land use designation of Medium-Density Residential.

- While the proposed rezoning is inconsistent with FLUM's designation of Medium-Density Residential, the transitioning of residential uses to commercial use has been happening for a while.

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, while inconsistent with the future land use map, overall is consistent with the City of Corpus Christi Comprehensive Plan.

- The future land use designation of Medium-Density Residential contradicts one of Plan CC's goals that development patterns should be one where orderly growth is encouraged and the proper location of land uses based on compatibility, locational needs, and characteristics of each use is promoted, especially in an area that has been in transition as early as the 1980s. Granting the applicant's request will close a gap and reinforce the development pattern of the area.
 - Plan CC was adopted in 2016, and the future land use designation for medium-density residential remained even with recent adoption of the Bayside Area Development Plan.
- Plan CC also addresses the type of commercial activities that may abut a residential district as well as their scale. The reuse of the approximately 1,200-square-foot residential structure for an office is appropriate.

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 Everhart Road commercial corridor extends from Holly Road to Alameda Street, and the subject property is one of very few parcels zoned "RS-6" Single-Family 6 District along that corridor. Many residential subdivisions were laid out with residential lots facing the arterial road; and the remains of the residential Districts are very modest in size along the corridor; and the same condition exists along the block face of the subject property.
- The east side of Everhart Road is lined with residential structures dating to the mid-1950s that have over time been converted to accommodating commercial activities as a result of an increased traffic flow, which has made their initial use undesirable.

The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

- The property meets the minimum bulk requirements for commercial development except that the existing structure will require conversion for commercial use and any other reconfiguration and requirements that may accompany such use such as parking and landscaping.

- Should the site be cleared to make way for a new development permitted in the "CN-1" Neighborhood Commercial District such as a restaurant, an automated car wash, or a limited vehicle service use, the development footprint is limited in height, size, and nuisances such as noise levels must abide by the Municode regulations.

Permitting Process:

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).

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 approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

Attachment:

(A) Existing Zoning and Notice Area Map.

Existing Zoning and Notice Area Map



CASE: ZN8908 Zoning and notice Area

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-15	Single-Family 15
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

4 Owners within 200' listed on
attached ownership table

X Owners
in opposition

