



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 14, 2025
Second Reading for the City Council Meeting of October 21, 2025

DATE: September 19, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice, Development Services Department
MichaelD3@cctexas.com
(361) 826-3596

<p>Rezoning for a property at or near 125 Glenoak Drive</p>
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CAPTION:

Zoning Case No. ZN8823, Corpus Project, LLC. (District 4). Ordinance rezoning a property at or near 125 Glenoak Drive from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District and the “CN-1” Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval) (3/4 favorable vote required due to opposition exceeding 20%).

SUMMARY:

This item is to rezone the property to allow a mixed-use development with commercial and residential (multifamily duplex) uses.

BACKGROUND AND FINDINGS:

The subject property is 9.87 acres of land out of platted and un-platted parcels out of multiple subdivisions in the Flour Bluff area of the City. The parcel abuts nearly half the block face along Glenoak Drive, a minor residential collector, and approximately an eighth of the block face along Laguna Shores Road, a local residential road.

The properties to the north are zoned “RS-6” Single-Family 6 District and “RM-1” Multifamily District, with water and vacant land; to the east, properties are zoned “RS-6” Single-Family 6 and “CR-1” Resort Commercial, with Low-Density Residential uses, and vacant land; to the west, properties are zoned “RS-6” Single-Family 6 District, “CN-1” Neighborhood Commercial District, and “CR-1” Resort Commercial District, all undeveloped, and vacant; and to the west properties are zoned “RS-6” Single-Family 6 District to the west, with vacant land, and Low-density Residential uses.

The “CN-1” Neighborhood Commercial 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; and the “RM-1” Multifamily District permits apartments, single-family and two-family houses, townhomes, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

The proposed rezoning is consistent with the Flour Bluff ADP; however, is partially inconsistent with the commercial land use request along Glenoak Drive.

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: 25 notices were mailed within the 200-foot notification area, and 5 outside the notification area.

As of September 12, 2025

In Favor 0 inside notification area 0 outside notification area	In Opposition 8 inside notification area 3 outside notification area
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A total of 25.28% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION (September 3, 2025):

Planning Commission and Staff Recommend approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District and the “CN-1” Neighborhood Commercial District.

Vote Results

For: 7

Against: 0

Absent: 2

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report