



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting January 27, 2026

DATE: December 19, 2025
TO: Peter Zanoni, City Manager
FROM: Michael Dice
Director of Development Services
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Rezoning for a property at or near
1730-1738 Ramfield Road

CAPTION:

Zoning Case No. ZN8987, Clint and Catherine Tucker (District 4). Ordinance rezoning a property at or near 1730 and 1738 Ramfield Road from the "FR/APZ-1" Farm Rural District within the Accident Potential Zone-1 (APZ-1) to the "RS-15/APZ-1" Single-Family 15 District within the Accident Potential Zone-1 (APZ-1); 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 subdivide the land for low-density residential use and accommodate an additional single-family residential structure.

BACKGROUND AND FINDINGS:

The subject property is 9.9 acres in size, and out of the Layton Manor Subdivision in the Flour Bluff area with existing residential structures, west of the NOLF (Naval Outlying Landing Field) Waldron, along the north side of Ramfield Road, west of Waldron Road and Flour Bluff Drive. It is under the Military Compatibility Overlay District of the field, specifically under Accident Potential Zone 1.

Accident Potential Zone 1 (APZ-1): Accidental Potential Zone 1 is a zone within the Safety Subzone of the Military Compatibility Area Overlay District, consisting of areas beyond the clear zone that still possess a measurable potential for accidents relative to the clear zone. Residential. Accident Potential Zone 1 of the Military Compatibility Overlay District prohibits residential uses of any density; however, vacant platted lots which are zoned for residential uses; and unplatte properties zoned for residential may be platted and used for single residences, providing they conform to all other applicable

requirements of the Military Compatibility Overlay District. In either scenario, such lots may not exceed the density of one single-family residence per acre

To the north, properties are zoned “FR” Farm Rural District with current land uses of Low-Density Residential, public/semi use, and a vacant property. To the east and west, properties are also zoned “FR” Farm Rural District, with some parcels vacant, and another with public/semi public use. To the south, properties are zoned “RE” Residential Estate with Low-Density residential uses.

The “RS-15” Single Family 15 Residential District permits single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood. Uses permitted by the zoning district that would be applied by the proposed amendment.

The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan (Plan CC) and the future land use designation of low-density residential.

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: 12 notices were mailed within the 200-foot notification area, and 0 outside the notification area.

As of December 23, 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:

Fund: 4670 Development Services

Organization/Activity: 11200 Land Development

Department: 56

Project # (CIP Only): N/A

Account: 308300 Zoning Fees

RECOMMENDATION (December,2025):

Planning Commission and Staff recommend approval of the change of zoning from the “FR/APZ-1” Farm Rural District within the Accident Potential Zone-1 (APZ-1) to the “RS-15/APZ-1” Single-Family 15 District within the Accident Potential Zone-1 (APZ-1).

Vote Results

For: 6

Against: 0

Absent: 1

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report