

ZONING REPORT

Case ZN8987

APPLICANT & SUBJECT PROPERTY

District: 4

Owner: Clint and Catherine Tucker

Applicant: Clint and Catherine Tucker

Address: 1730-8 Ramfield Road, located along the north side of Ramfield Road, south of Carribean Drive, north of Yorktown Boulevard, east of Roscher Road and the Oso Bay, and west of Flour Bluff Drive, and Waldron NOLF.

Legal Description: Lots 3 and 4, Block 1, Layton Manor

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 68, Page 616, and Volume 59, Page 120.

Acreage of Subject Property: 9.9 Acres

Pre-Submission Meeting: September 9, 2025

Code Violations: None.

ZONING REQUEST

From: "FR/APZ-1" Farm Rural District within the Accident Potential Zone-1 (APZ-1)

To: "RS-15/APZ-1" Single-Family 15 District within the Accident Potential Zone-1 (APZ-1)

Purpose of Request: To facilitate sale of a property.

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 Flour Bluff Area Development Plan (Adopted on June 22, 2021).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is within a MCAOD District, particularly APZ-1 (Accident Potential Zone 1) of the Waldron Naval Outlying Landing Field (Waldron NOLF).

NOLF Waldron has designated the Military Compatibility Area Overlay District to promote the public health, safety, peace, comfort, convenience, and general welfare of the inhabitants of properties surrounding areas of military operations and to prevent the impairment of airfields and the public investment therein.

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 which still possesses a measurable potential for accidents relative to the clear zone. Residential.

	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural District	Low-Density Residential	Low-Density Residential
North		Low-Density Residential, Vacant, Public/Semi-Public	Low-Density Residential, Transportation (Waldron NOLF)
South	"RE" Residential Estate	Transportation (Ramfield Road), Low-Density Residential	Transportation (Ramfield Road), Low-Density Residential
East	"FR" Farm Rural District	Vacant, Low-Density Residential	Low-Density Residential
West			

Roadway Master Plan (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Ramfield Road	No. 17	Minor Residential Collector (Proposed)	-	-	1	1	No Data	None planned

Bicycle Mobility Plan

The subject property is approximately half a mile west from the nearest proposed bicycle mobility network, a one-way cycle track, along both sides of Flour Bluff Drive.

TRANSIT INTEGRATION

The Corpus Christi RTA provides service to the subject property via Route (4) Flour Bluff near Waldron Road and Yorktown Boulevard, and Waldron Road and Caribbean Drive.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission			December 10, 2025		
Tentative City Council 1 st Reading			January 27, 2026		
Tentative City Council 2 nd Reading			February 10, 2026		
12	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 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 I.

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 which still possesses a measurable potential for accidents relative to the clear zone. Residential. Accident Potential Zone I of the Military Compatibility Overlay District prohibits residential uses of any density; however, vacant platted lots which are zoned for residential uses; and unplatted 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 applicant is requesting a change in zoning from the “FR” Farm Rural District to “RS-15” Single-Family 15 District to allow subdivision of the land, which will in turn accommodate an additional single-family structure.

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.

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

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design:
 - Regulations to protect military and civilian airfield and airport use are in place.
 - Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests.
 - Avoid development that is incompatible with the operation of military airfields and the airport.

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

The proposed rezoning is consistent with the Flour Bluff ADP and FLUM designation of Low-Density Residential.

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 proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of low-density residential.
- The amendment, if approved, will be compatible with the present zoning and conforming uses of nearby properties, and with the character of the surrounding area.
- The property to be rezoned is suitable for use permitted by the zoning district that would be applied by the proposed amendment and will not have a negative impact upon the surrounding neighborhood.

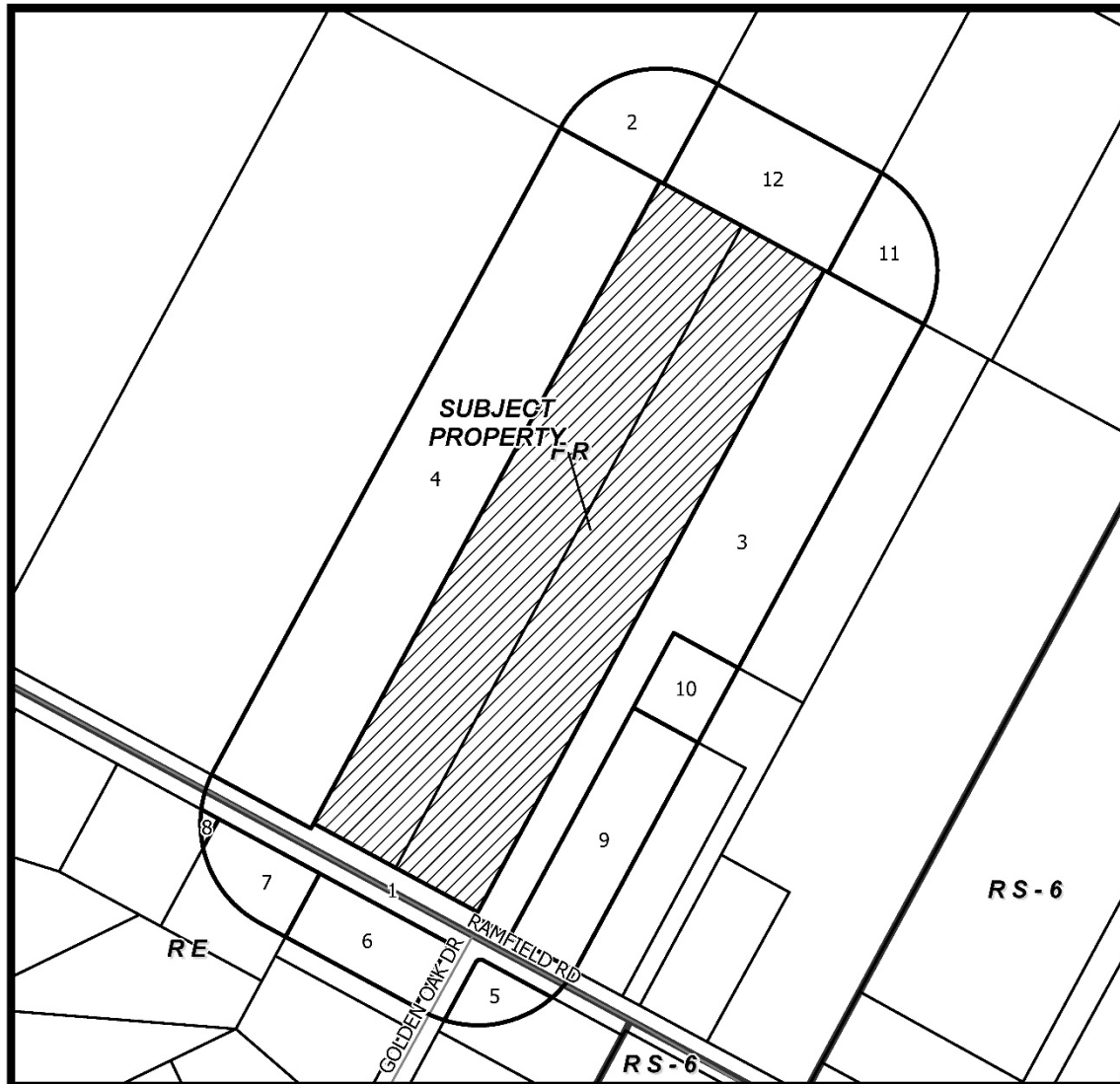
Planning Commission and Staff Recommendation (December 10, 2025):

After evaluation of case materials provided and subsequent staff analysis that included land development, surrounding uses and zoning, transportation and circulation, utilities, and consistency with the Comprehensive Plan, as well as considering public input, Planning Commission and Staff recommend approval of the change of zoning from the “FR” Farm Rural District to the “RS-15” Single-Family 15 District.

Attachment:

(A) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit



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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

12 Owners within 200' listed in ownership table

Owners in favor

X Owners in opposition

