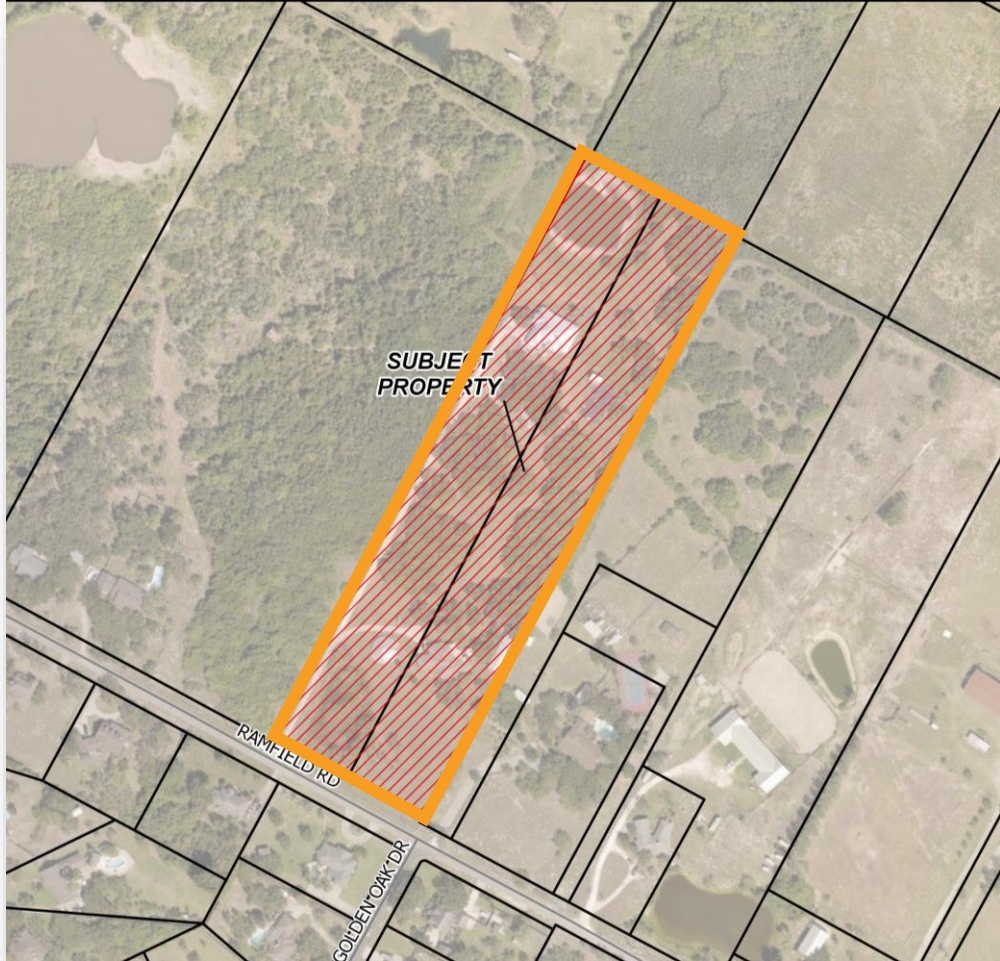




ZONING CASE ZN8987

PLANNING COMMISSION: DECEMBER 10, 2025



CLINT & CATHERINE TUCKER DISTRICT 4



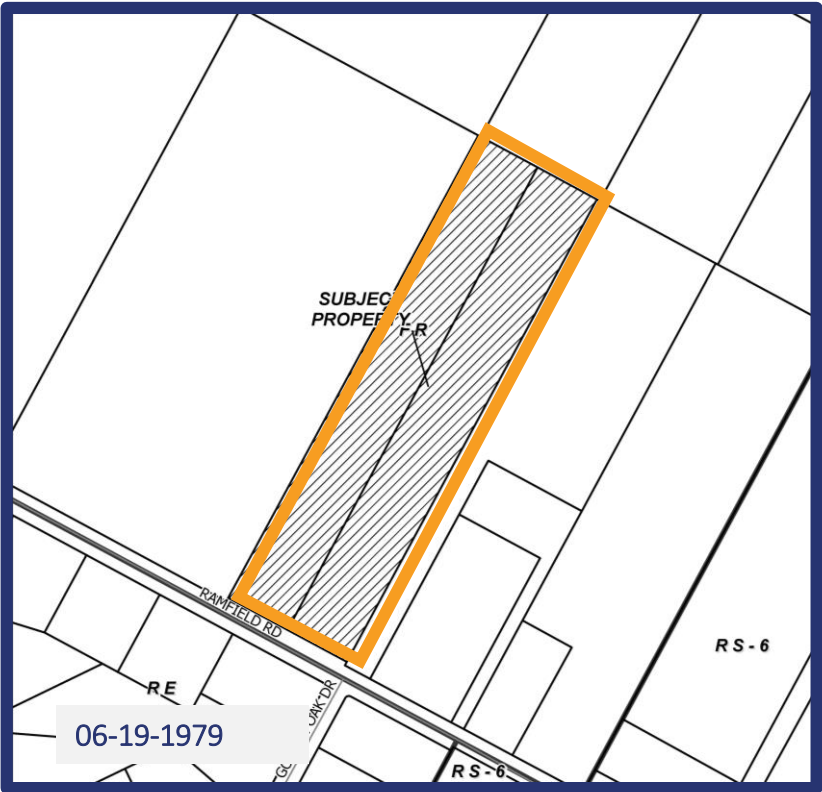
Rezoning a property at or near

1730-8 RAMFIELD ROAD

From the "FR/APZ-1" District,
to the "RS-15/APZ-1" District



Zoning and Land Use



Proposed Use:

To facilitate sale of property.

Area Development Plan:

Flour Bluff (Adopted Jun-22-2021)

Designated Future Land Use:

Low-Density Residential

Existing Zoning District:

“FR/APZ-1” Farm Rural within the Accident Potential Zone-1

	Existing Land Use	Zoning
Site	Low-Density Residential	“FR”
North	Low-Density Residential, Vacant, Public/Semi-Public	
South	Transportation (Ramfield Road), Low-Density Residential	“RE”
East	Vacant, Low-Density Residential	“FR”
West		



Public Notification

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



Notification Area

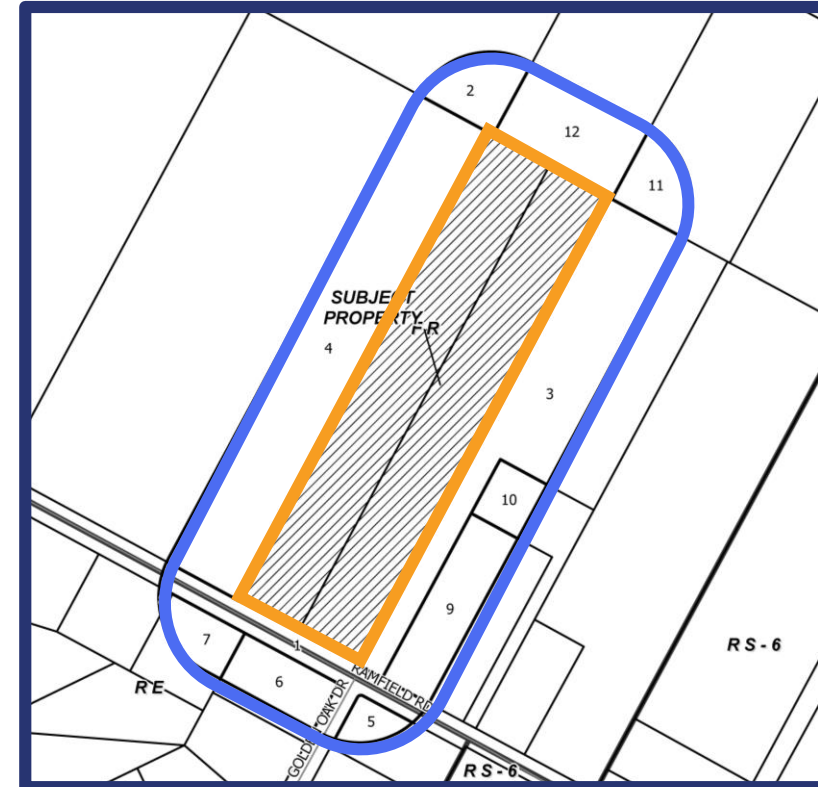


Opposed: 0 (0.00%)
Separate Opposed Owners: (0)



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 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.

STAFF RECOMMENDS APPROVAL





Thank you!