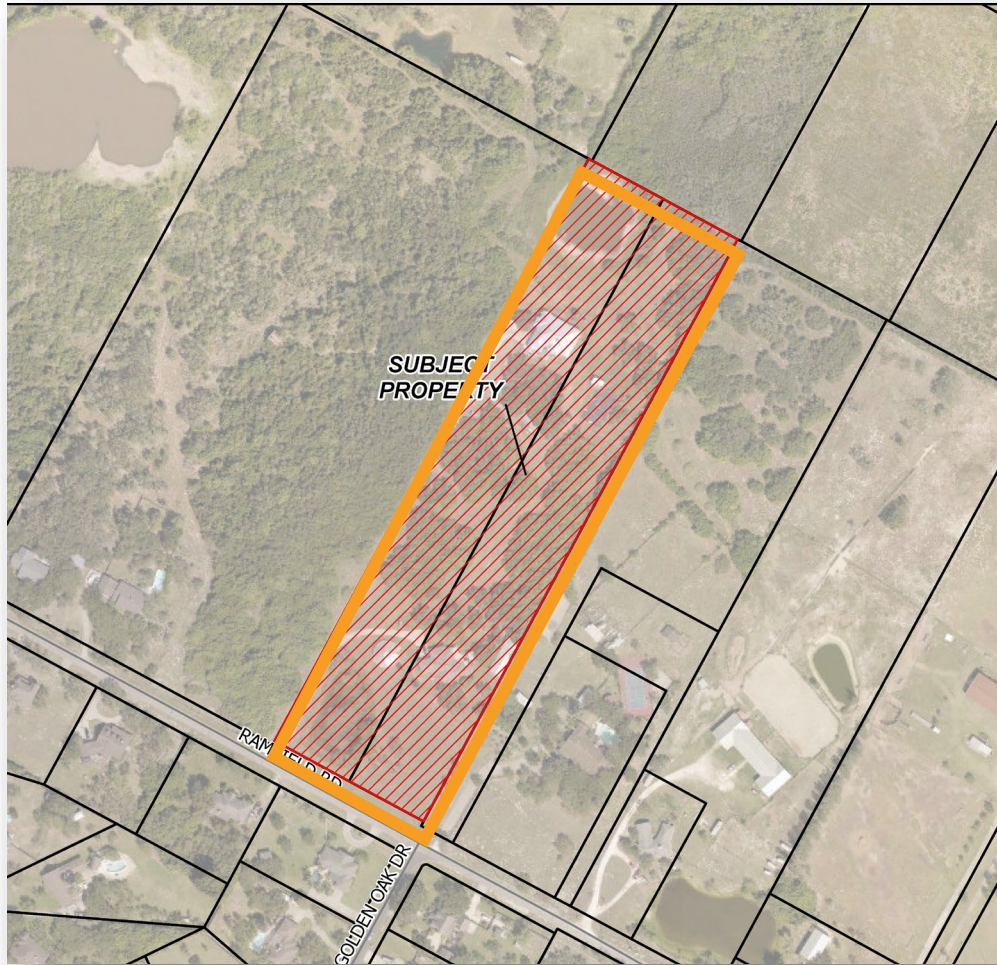




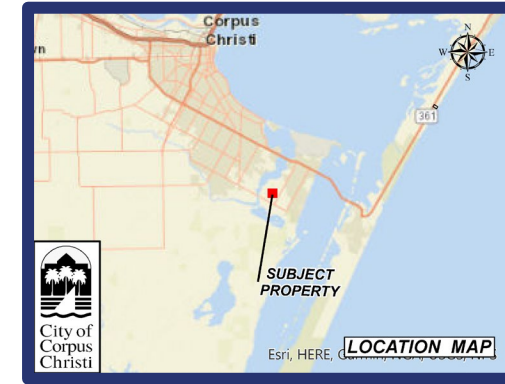
CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZONING CASE
ZN8987, CLINT &
CATHERINE TUCKER**

CITY COUNCIL, JANUARY 27, 2026



CLINT & CATHERINE TUCKER DISTRICT 4

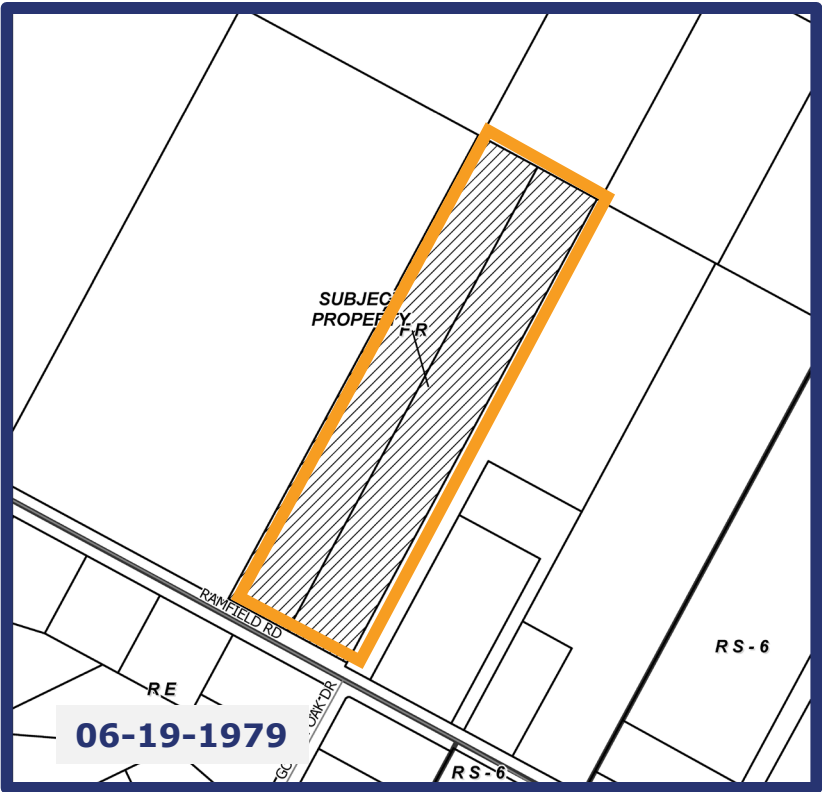


Rezoning a property at or near
1730-8 RAMFIELD ROAD
From the "FR/APZ-1" District
To the "RS-15/APZ-1" District



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To facilitate sale of property.

Area Development Plan:

Flour Bluff (Adopted Jun-22-2021)

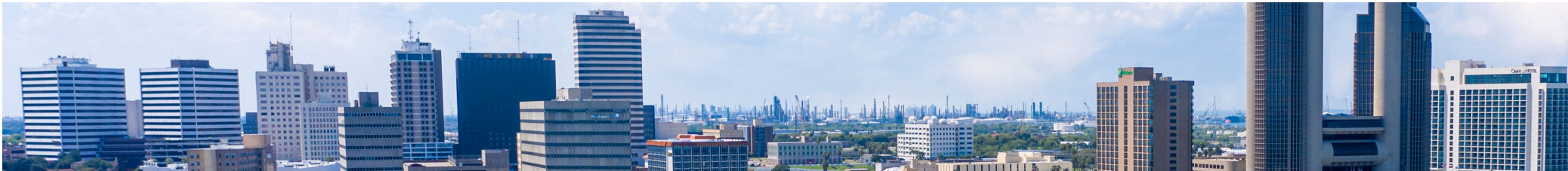
Designated Future Land Use:

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		

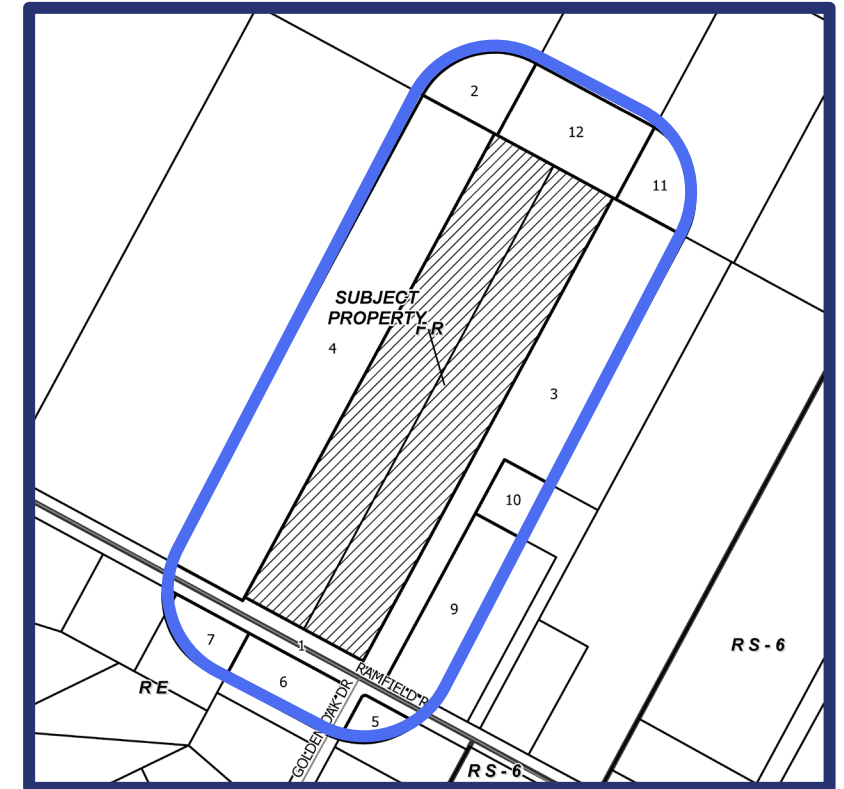


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

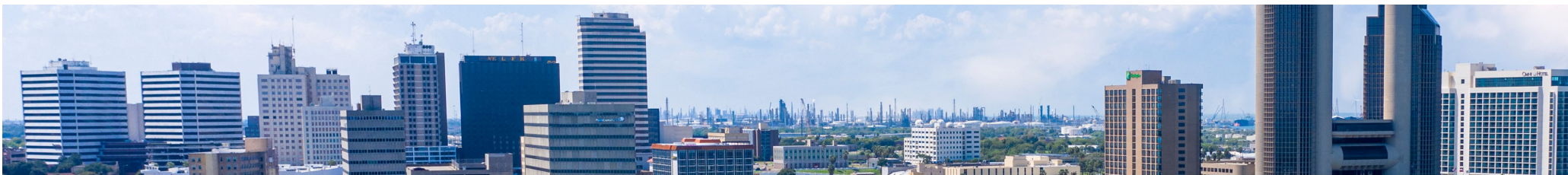
Public Notification

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

- **Notification Area**
- X **Opposed: 0 (0.00%)**
Separate Opposed Owners: (0)
- O **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.

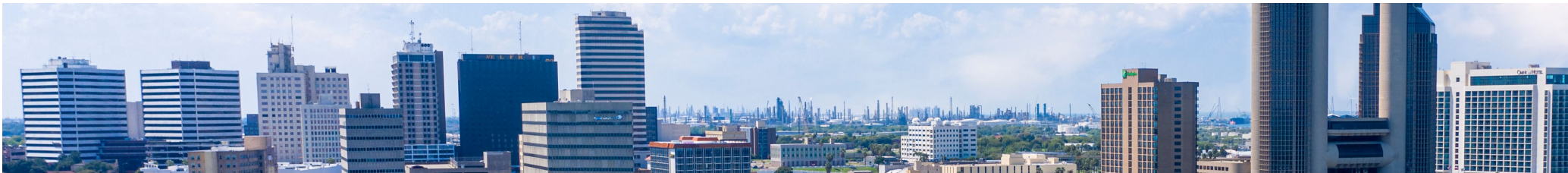


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

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.

**PLANNING COMMISSION AND STAFF RECOMMEND
APPROVAL TO THE “RS-15/APZ-1” DISTRICT**



**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!