



CITY OF CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting August 18, 2026

DATE: August 18, 2026

TO: Peter Zanoni, City Manager

FROM: Yvette Wallace
Interim Director of Development Services
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Rezoning for a property at or near 15349 Northwest Boulevard
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CAPTION:

Zoning Case No. ZN9265, Rhodes Development Inc. (District 1). Ordinance rezoning a property at or near 15349 Northwest Boulevard from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff and Planning Commission recommend approval).

SUMMARY:

This item is to rezone the property to allow a residential subdivision with approximately 226 single-family lots.

BACKGROUND AND FINDINGS:

The subject property is a 69.28-acre undeveloped tract out of the Northwest area, located along the south side of Northwest Boulevard, an “A3” class arterial road and generally west of FM 1889 (Farm-to-Market Road 1889), an “A2” class arterial road. The subject property was part of a large city-initiated annexation dated December 1995, along the Northwest Boulevard corridor, which expanded the City further west.

To the north of the area of request and Northwest Boulevard are properties outside the City’s limits, consisting of commercial uses and the low-density (residential estate) Northwest Heights residential subdivision, established late-1970, like many within the adjacent unincorporated areas. To the east, properties are zoned “CG-2” General Commercial, “RM-1” Multifamily, and “RS-6” Single-Family 6 District, with current uses of agricultural, the Lake Northwest Unit 2 medium-density residential subdivision established in 2022, and some vacant parcels. About one-third of the eastern boundary also adjoins properties outside the City limits that contain low-density (residential estate) residential uses such as 1970s Rio Lado subdivision, and a park.

To the south lies the remainder of the parent tract, zoned “FR” Farm Rural with a

current land use designation of agricultural. To the west, properties are zoned “CG-2” General Commercial and “FR” Farm Rural, also with agricultural uses. Some rear-abutting parcels on the west side lie outside the City limits and have similar agricultural use.

The applicant is petitioning the City for a change in zoning to the “RS-4.5” Single-Family District to allow a medium-density residential subdivision of approximately 226 lots.

The “RS-4.5” Single-Family 6 District allows for 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.

The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the Future Land Use Map’s designation of Low-Density Residential.

Public Input Process:

Number of Notices Mailed: 44 notices were mailed within the 200-foot notification area, and 2 outside the notification area.

As of July 17, 2026

In Favor 0 inside notification area 0 outside notification area	In Opposition 1 inside notification area 0 outside notification area
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A total of 0.05% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

Funding Detail:

Fund: 4670 Development Services
Department: 56
Organization: 11200 Land Development
Project: N/A
Account: 308300 Zoning Fees

RECOMMENDATION (JULY 8, 2026):

Planning Commission and Staff recommend approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

Vote Results

For: 7
Against: 0
Absent: 1
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report