

**Zoning Case No. ZN9265, Rhodes Development Inc. (District 1).  
Ordinance rezoning 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 recommends approval)**

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:**

**SECTION 1.** The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 69.28 Acres out of the McIntyre Partition, as described and shown in Exhibit A, from:

**the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.**

The subject property is located at or near **15349 Northwest Boulevard**. Exhibit A, Metes and Bounds Description, and Exhibit B, Subject Property and Zoning Map, are attached to and incorporated in this ordinance.

**SECTION 2.** The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

**SECTION 3.** To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

**SECTION 4.** All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any

Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

**SECTION 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

**SECTION 6.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

**SECTION 7.** This ordinance shall become effective upon publication.

Introduced and voted on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED and APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Paulette Guajardo, Mayor

\_\_\_\_\_  
Rebecca Huerta, City Secretary

## Exhibit A

October 20, 2025

### METES AND BOUNDS DESCRIPTION 69.282 ACRES OUT OF THE McINTYRE PARTITION CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

A tract of land containing 69.282 acres situated in the City of Corpus Christi, Nueces County, Texas, being a part or portion out of The McIntyre Partition, which said 69.282 acres were conveyed to William M. Mays and wife, Carol M. Mays, by virtue of a Warranty Deed recorded under Document Number 2005011825, Nueces County Official Records, said 69.282 acres also being more particularly described as follows:

COMMENCING at a No. 5 rebar found [Northing: 17197766.674, Easting: 1252785.812] on the Southwest corner of Lot 7, Stonegate Subdivision, according to the plat thereof recorded in Volume 68, Page 543, Nueces County Map Records;

THENCE, N 08° 47' 05" E a distance of 4.53 feet to a No. 4 rebar set, for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 80° 34' 48" W (N 79° 58' 44" W Deed call) a distance of 747.65 feet to a No. 4 rebar set, for the Southwest corner of this tract;
2. THENCE, N 09° 08' 36" E (N 09° 53' 23" E Deed call) a distance of 3,933.63 feet (3,934.26 feet Deed call) to a No. 5 rebar found, for the Southernmost Northwest corner of this tract;
3. THENCE, S 85° 07' 14" E (S 84° 17' 10" E Deed call) a distance of 100.00 feet to a No. 4 rebar found, for an inside corner of this tract;
4. THENCE, N 09° 03' 09" E (N 09° 53' 23" E Deed call) a distance of 169.37 feet (200.00 feet Deed call) to a No. 4 rebar set [Northing: 17201935.929, Easting: 1252800.289] on the existing South right-of-way line of Northwest Boulevard, (from which a No. 5 rebar found bears N 09° 03' 09" E a distance of 0.55 feet), for the Northernmost Northwest corner of this tract;
5. THENCE, S 84° 53' 14" E along the existing South right-of-way line of Northwest Boulevard, a distance of 623.71 feet to a No. 4 rebar set (from which a No. 5 rebar found bears N 16° 49' 15" E a distance of 0.70 feet), for the Northeast corner of this tract;
6. THENCE, S 08° 47' 05" W (S 09° 23' 09" W Deed call) a distance of 4,157.97 feet (4,188.03 feet Deed call) to the POINT OF BEGINNING and containing 69.282 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 10/06/2025 UNDER MY DIRECTION AND SUPERVISION.

  
ROBERTO N. TAMEZ, R.P.L.S. #6238      DATE: 10/20/2025

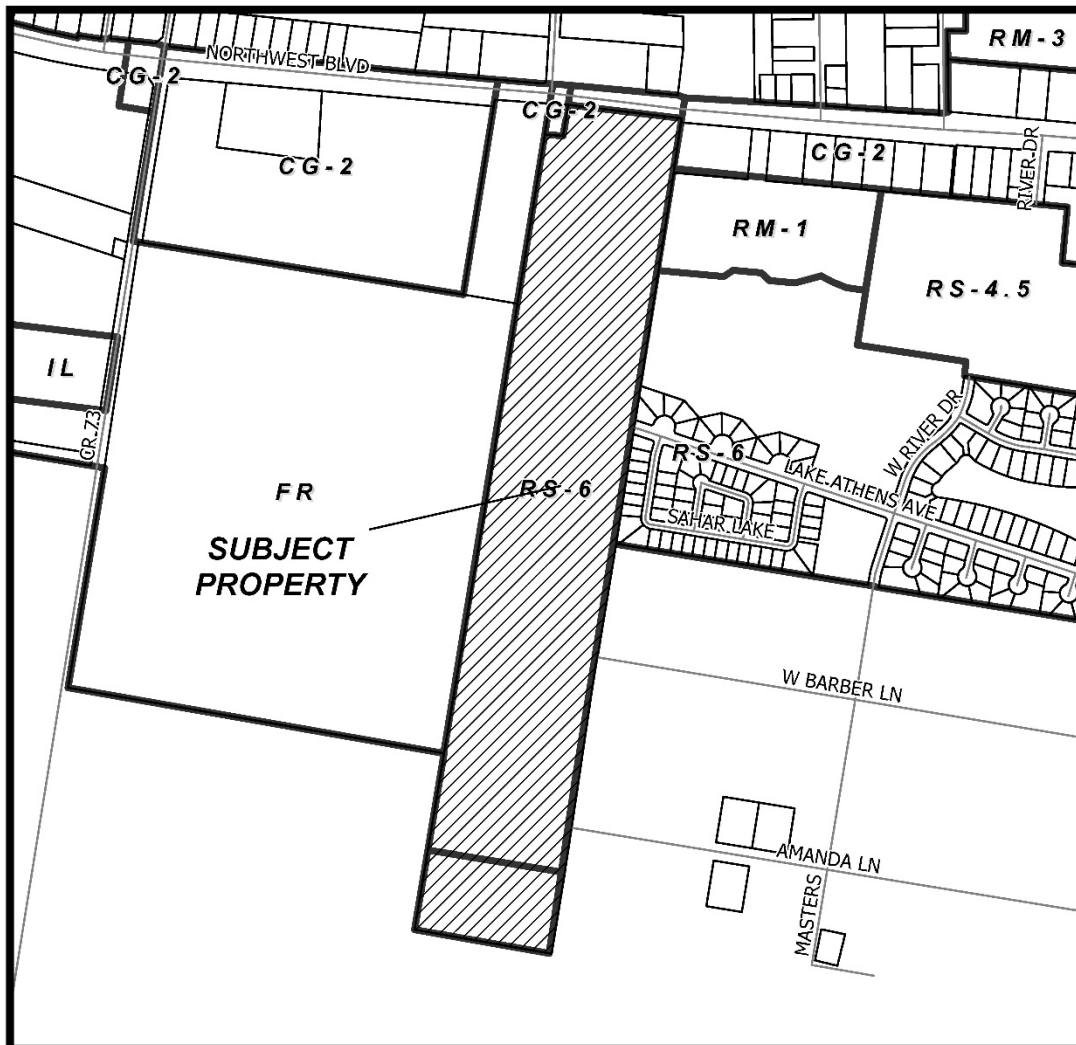


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## Exhibit B



### CASE: ZN9265 SUBJECT PROPERTY WITH ZONING



|                                              |                                             |
|----------------------------------------------|---------------------------------------------|
| A-1 Apartment House District                 | I-1 Limited Industrial District             |
| A-1A Apartment House District                | I-2 Light Industrial District               |
| A-2 Apartment House District                 | I-3 Heavy Industrial District               |
| AB Professional Office District              | PUD Planned Unit Development                |
| AT Apartment-Tourist District                | R-1A One Family Dwelling District           |
| B-1 Neighborhood Business District           | R-1B One Family Dwelling District           |
| B-1A Neighborhood Business District          | R-1C One Family Dwelling District           |
| B-2 Bayfront Business District               | R-2 Multiple Dwelling District              |
| B-2A Barrier Island Business District        | RA One Family Dwelling District             |
| B-3 Business District                        | RE Residential Estate District              |
| B-4 General Business District                | R-TH Townhouse Dwelling District            |
| B-5 Primary Business District                | SP Special Permit                           |
| B-6 Primary Business Core District           | T-1A Travel Trailer Park District           |
| BD Corpus Christi Beach Design Dist.         | T-1B Manufactured Home Park District        |
| F-R Farm Rural District                      | T-1C Manufactured Home Subdivision District |
| HC Historical-Cultural Landmark Preservation |                                             |

