



CITY OF CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting December 9, 2025

DATE: December 09, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice
Director of Development Services
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(361) 826-3596

Rezoning for a property at or near 7801 Wooldridge Road

CAPTION:

Zoning Case No. ZN8874, Pasadena Land Holdings, Inc. (District 4). Ordinance rezoning a property at or near 7801 Wooldridge Road from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow for a medium-density residential subdivision.

BACKGROUND AND FINDINGS:

The subject property is a 12.55-acre undeveloped parcel out of an 80-acre parent and unplatted tract slated to be developed as a medium-density residential subdivision. The parcel is located along the south side of Wooldridge Road, west of Oso Parkway, and east of Rodd Field Road and Victoria Park Drive.

The property to the north of the subject parcel is zoned "FR" Farm Rural District with a current land use of Public/Semi-Public and Low-Density Residential. To the south is the "RS-4.5" Single-Family (the densest of the medium-density residential districts), Victoria Park subdivision with current land uses of medium-density residential. A park out of the Lost Vientos at Terra Mar subdivision, abuts the parcel immediately to the east. To the west is the remainder of the larger tract.

The applicant is requesting a change of zoning to allow denser residential subdivision. The "RS-4.5" Single-Family 4.5 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.

The proposed rezoning is consistent with the Future Land Use Map designation of Medium-Density Residential as well as the City of Corpus Christi Comprehensive Plan.

Public Input Process

Number of Notices Mailed: 66 notices were mailed within the 200-foot notification area, and 3 outside the notification area.

As of November 7, 2025

In Favor	In Opposition
0 inside notification area	2 inside notification area
0 outside notification area	0 outside notification area

A total of 1.86% 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
Org/Activity: 11200 Land Development
Department: 56
Project #: N/A
Account: 308300 Zoning Fees

RECOMMENDATION (October 29, 2025):

Planning Commission and Staff recommend approval of the change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

Vote Results

For: 5
Against: 0
Absent: 3
Abstained: 1

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation – Aerial Map
Planning Commission Final Report