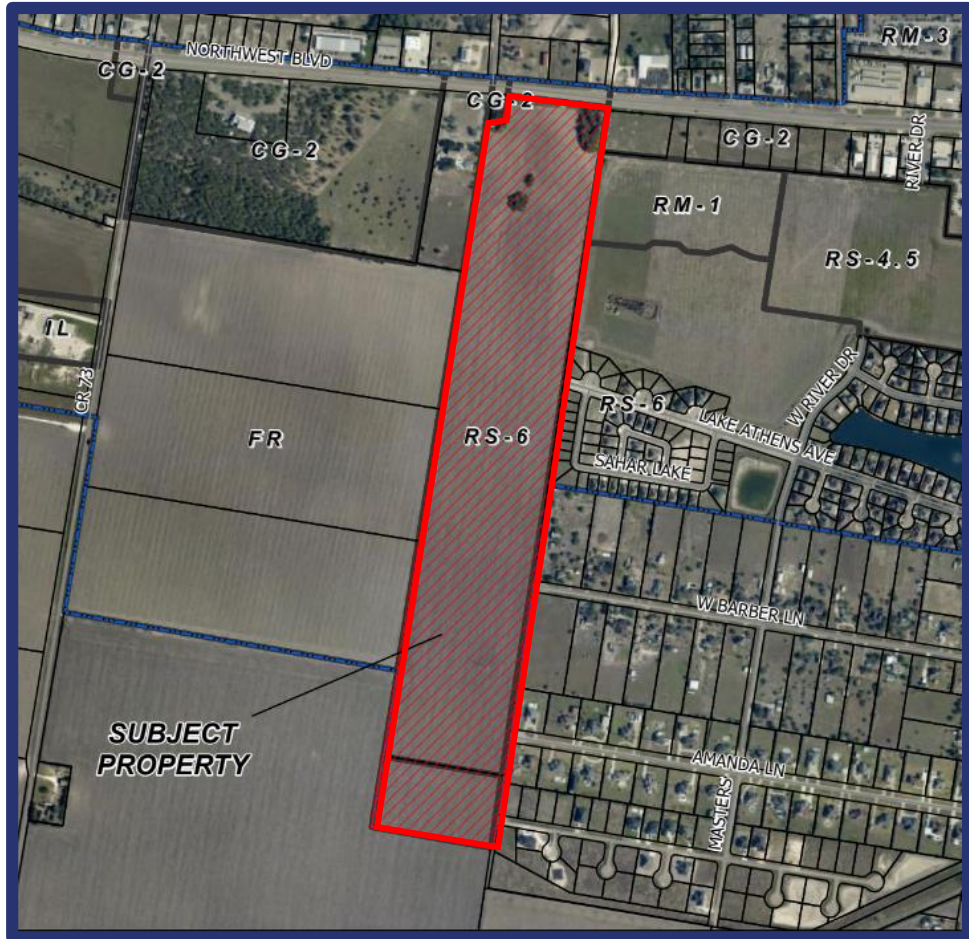




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ZONING CASE ZN9265 Rhodes
Development, Inc.



Rhodes Development, Inc. DISTRICT 1



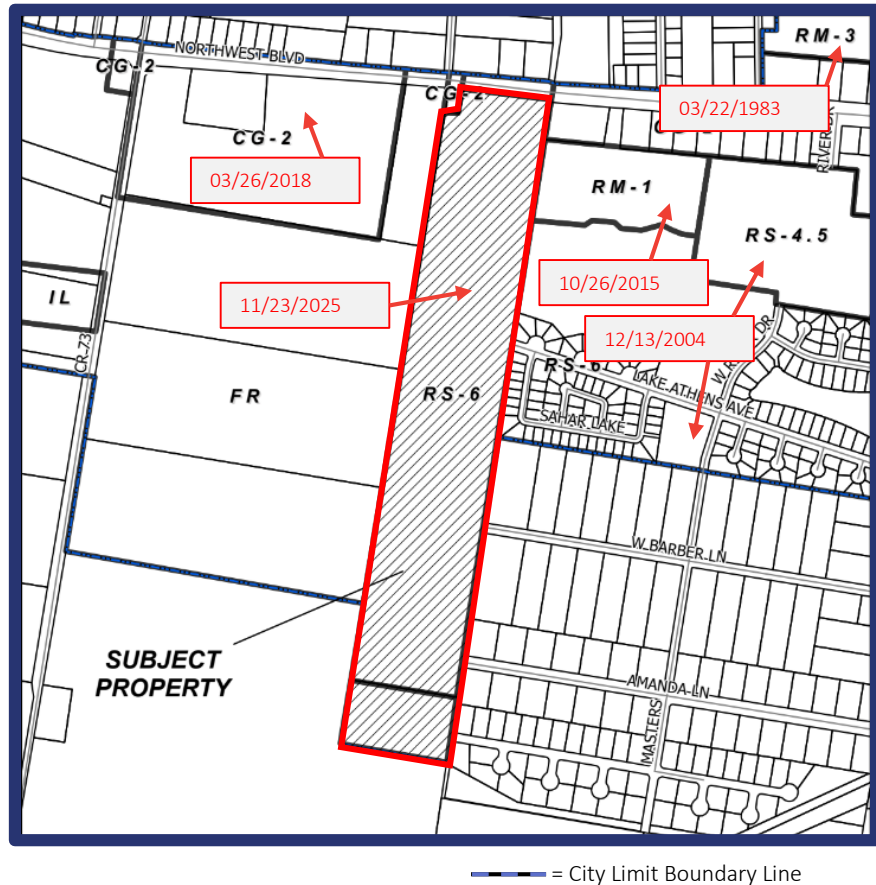
Rezoning a property at or near
15349 Northwest Boulevard

From the “RS-6” Single-Family 6 District
To the “RS-4.5” Single-Family 4.5 District



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Zoning and Land Use



Proposed Use:

To allow a medium-density residential subdivision.

Area Development Plan:

Northwest Development Plan
(Adopted January 9, 2006)

Designated Future Land Use:

Low-Density Residential

Existing Zoning District:

“RS-6” Single-Family 6

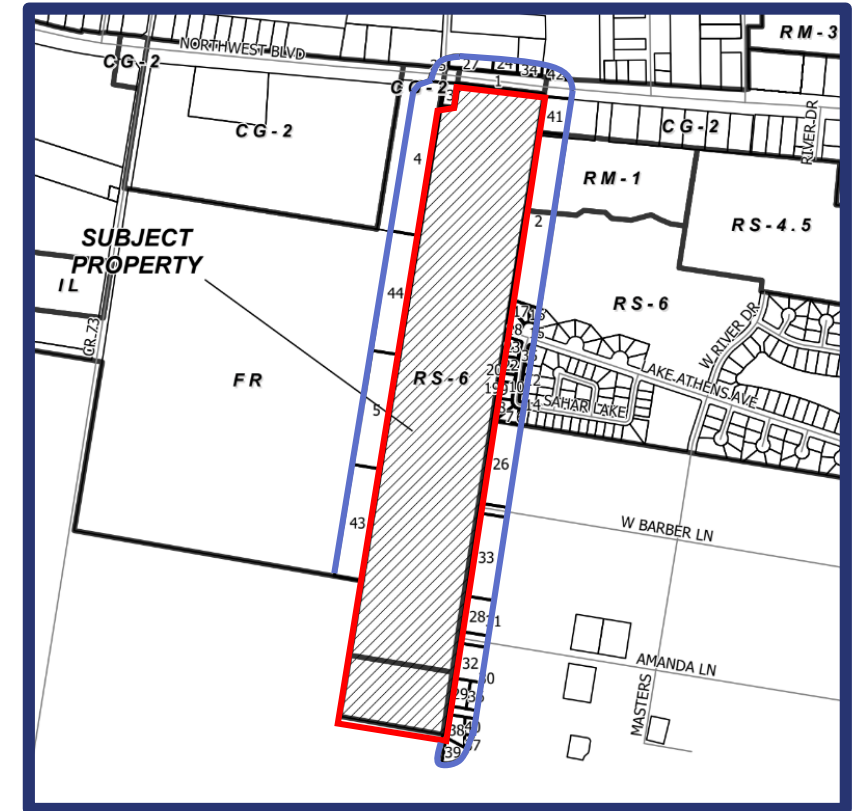
	Existing Land Use	Zoning District
Site	Agricultural	“RS-6” Single-Family
North	Residential Estate, Professional Office, Commercial	“OCL” Outside City Limits
South	Agricultural	“FR” Farm Rural
East	Agricultural, Residential Estate, Medium-Density Residential, Park, Vacant	“CG-2” General Commercial, “RM-1” Multifamily, “RS-6” Single-Family, “OCL” Outside City Limits
West	Commercial, Residential Estate, Agricultural	“CG-2” General Commercial and “FR” Farm Rural, “OCL” Outside City Limits



Public Notification

44 Notices mailed inside the 200' buffer
 2 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.



Analysis & Recommendation

- 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.
 - Despite this inconsistency, staff considered that medium-density development will be maintained through the RS-4.5 Single-Family 4.5 District, similar to the "RS-6" district, and that the request represents an infill development, with some infrastructure already existing.
- The proposed amendment is compatible with existing zoning and conforming uses of the surrounding area.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

STAFF RECOMMENDS APPROVAL FROM THE "RS-6" SINGLE-FAMILY 6 DISTRICT TO THE "RS-4.5" SINGLE-FAMILY 4.5 DISTRICT



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Thank you!