



CITY OF CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting July 28, 2026

DATE: July 28, 2026

TO: Peter Zanoni, City Manager

FROM: Yvette Wallace
Interim Director of Development Services
YvetteDo@corpuschristitx.gov
(361) 826-3840

Rezoning for a property at or near 5040 Rockford Drive
--

CAPTION:

Zoning Case No. ZN9187, MVR Construction Company. (District 3). Ordinance rezoning a property at or near 5040 Rockford Drive from the “RS-6” Single-Family District to the “RS-6/PUD” Single-Family District with a Planned Unit Development (PUD) Overlay; 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 some deviations from the development standards of the base zoning district. Per the Planned Unit Development Plan, the development will deviate from the “RS-6” Single-Family 6 District lot width, lot area, and street yard setback requirements.

BACKGROUND AND FINDINGS:

The subject property is an approximately 5-acre undeveloped lot out of the Westside area, located near Old Brownsville Road and South Padre Island Drive, along the north side of Rockford Drive, a “C1” Minor Residential Collector. The surrounding subdivision appears to have been established mostly between the 80’s and 90’s.

To the north, south, and east, properties are zoned “RS-6” Single-Family 6 District with medium-density residential land uses. The property to the east is also zoned similarly; however, with Public/Semi-Public uses.

The “RS-6” 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 rezoning is consistent with the City of Corpus Christi Comprehensive

Plan and the future land use designation of Medium-Density Residential. The amendment requested is compatible with the present zoning district and conforming uses of nearby property and to the character of the surrounding area and will not have a negative impact upon the surrounding neighborhood.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Public Input Process:

Number of Notices Mailed: 52 notices were mailed within the 200-foot notification area, and 4 outside the notification area.

As of July 17, 2026

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

A total of 0.00% 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 (June 10, 2026):

Planning Commission and Staff recommend approval of the change of zoning from the “RS-6” Single-Family District to the “RS-6/PUD” Single-Family District with a Planned unit Development (PUD) Overlay.

Vote Results

For: 6
Against: 0
Absent: 3
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
PUD Summary – Variance Chart and Site Plan Included
Ownership List