

ZONING REPORT

CASE ZN9265

APPLICANT & SUBJECT PROPERTY

District: 1

Owner: Rhodes Development, Inc.

Applicant: Melden and Hunt, Inc.

Address: 15349 Northwest Boulevard, located along the south side of Northwest Boulevard, east of CR-73 (Country Road 73), and west of FM 1889 (Farm-to-Market Road 1889)

Legal Description: 69.28 Acres off FM-624 (Farm-to-Market Road 624), McIntyre Partition, Undivided Interest.

Plat Status: The subject property is not platted.

Acreage of Subject Property: 69.282 acres

Pre-Submission Meeting: June 25, 2025

Code Violations: None.

ZONING REQUEST

From: "RS-6" Single-Family 6 District

To: "RS-4.5" Single-Family 4.5 District

Purpose of Request: To allow a medium-density residential subdivision.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Northwest Area Development Plan (Adopted on January 9, 2006).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Agricultural	Low-Density Residential
North	"OCL" Outside City Limits	Residential Estate, Professional Office, Commercial	Outside City Limits
South	"FR" Farm Rural	Agricultural	Low-Density Residential

East	"CG-2" General Commercial, "RM-1" Multifamily, "RS-6" Single-Family 6, "OCL" Outside City Limits	Agricultural, Residential Estate, Medium-Density Residential, Park, Vacant	Mixed Use, Medium-Density Residential, Planned Development
West	"CG-2" General Commercial, "FR" Farm Rural, "OCL" Outside City Limits	Commercial, Residential Estate, Agricultural	Mixed-Use, Medium- and, Low-Density Residential, Outside City Limits

UTILITY MASTER PLANS

Service	Existing Conditions	Master Plan Improvements
Water	No infrastructure exists.	None.
Wastewater	No infrastructure exists.	None.
Stormwater	Minor Roadside Storm Ditch along the south side of Northwest Boulevard	None.
Gas	8-inch, Coated Steel Pipe, Along the north side of Northwest Boulevard	None.

ROADWAY MASTER PLANS (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Northwest Boulevard	1	"A3" Primary Arterial	-	-	2	2	24,921 near FM18889 and Northwest Boulevard	Right-of-Way Widening Proposed
Carousal Lane		"C1" Minor Residential Collector	-	-	-	-	-	Right-of-Way Proposed
River Trails Drive		"C1" Minor Residential Collector	-	-	-	-	-	Right-of-Way Proposed

Exxon Plan Road/Amanda Lane		“A2” Secondary Arteria, Divided	-	-	-	-	-	Right-of-Way Proposed
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provide service to the subject property. About 2 miles away is Route 27 Leopard A, B, and Sunday, with stops along the Northside of Northwest Boulevard and east side of Wildcat Drive.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission			July 8, 2026					
City Council 1 st Reading			August 18, 2026					
City Council 2 nd Reading			August 25, 2026					
44	Notices mailed to property owners within 200 feet of the subject property							
1	In Opposition		0		In Favor			
0.05%	In Opposition		0		Individual Property Owners in Opposition			

Background:

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. Annexations that followed later expanded the City further north, between Nueces River and Northwest Boulevard. The recently adopted RMP (Roadway Master Plan) indicate two planned east-to-west arterial and collector roadways across the site, and a north-to-south collector road along the west boundary of the parcel.

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, 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 and residential estate land 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.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

The Northwest ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Northwest ADP; however, is inconsistent with the FLUM designation of Low-Density Residential.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- 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 proposed for rezoning is suitable for the uses permitted within the requested zoning district.

Planning Commission and Staff Recommendation (July 8, 2026):

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, 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.

Attachments:

(A) Metes & Bounds Description and Exhibit

- (B) Existing Zoning and Notice Area Map
- (C) Surrounding Properties Notification List

(A) Metes & Bounds and Exhibit

October 20, 2025

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

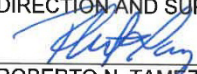
A tract of land containing 69.282 acres situated in the City of Corpus Christi, Nueces County, Texas, being a part or portion out of The McIntyre Partition, which said 69.282 acres were conveyed to William M. Mays and wife, Carol M. Mays, by virtue of a Warranty Deed recorded under Document Number 2005011825,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

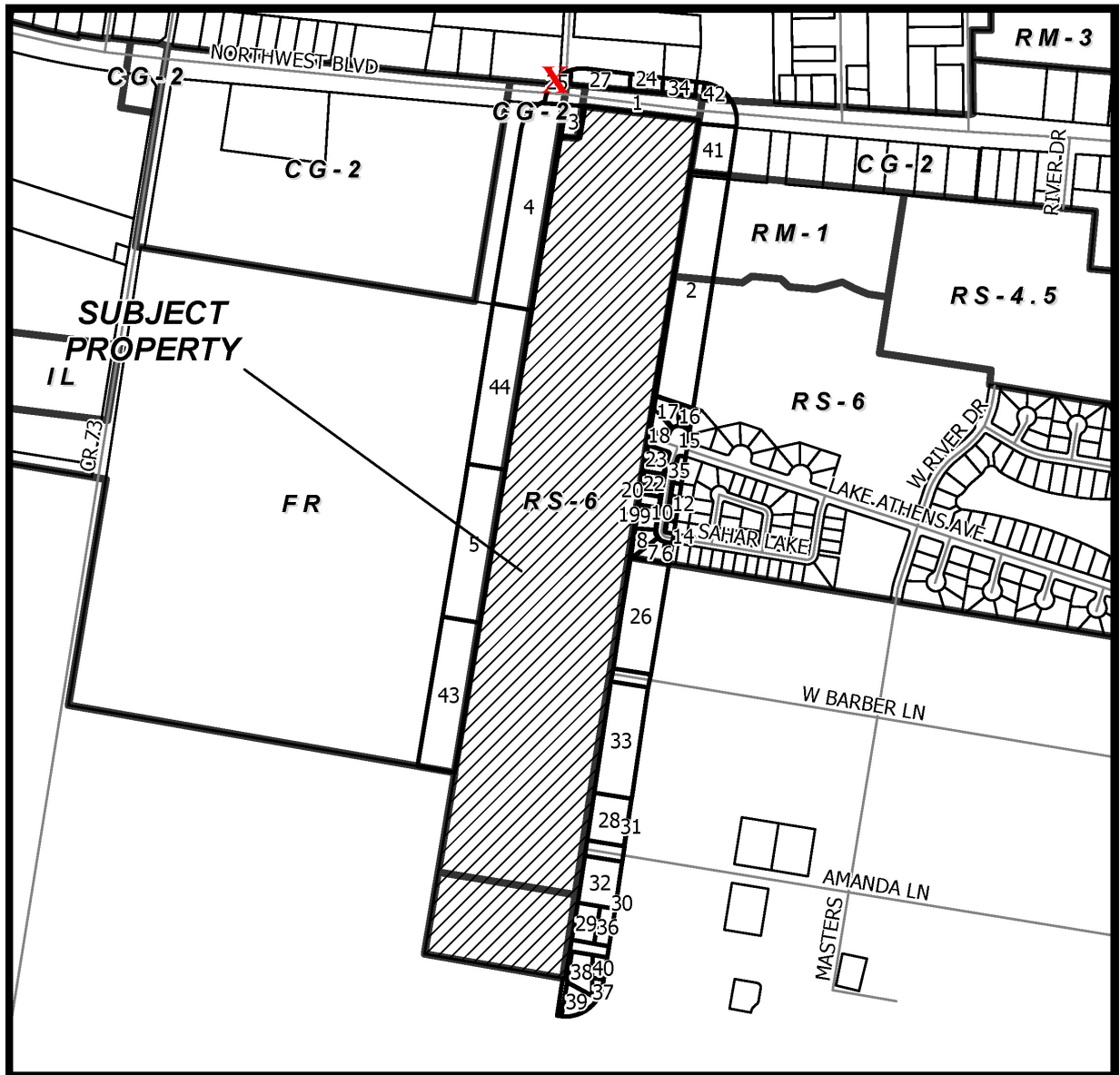
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 10/06/2025 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238

DATE: 10/20/2025



(B) Existing Zoning and Notice Area Map



CASE: ZN9265

Zoning and notice Area

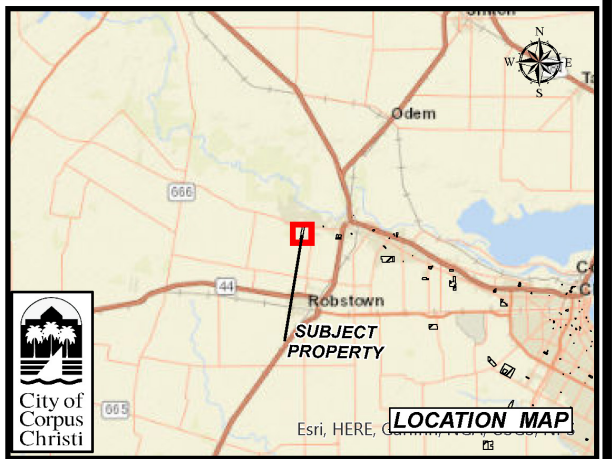
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 Intensive Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer

Owners in favor

44 Owners within 200' listed in ownership table

Owners in opposition



(C) Surrounding Properties Notification Roster

FID	NAME	ADDRESS	CITY	AREA	PERCENTAGE
1	Public Works - ROW	2525 Hygeia	CORPUS	222260.04	11.64
2	AL DEVELOPMENT INC	24 W BAR LE DOC DR	CORPUS	256147.02	13.41
3	B C RESTAURANTS LTD	PO BOX 260540	CORPUS	16929.42	0.89
4	BASS SHAWNNA	14217 Genesee Trl	Austin	227801.50	11.93
5	BATES MOLLY	7226 Citrus Valley Dr	Corpus Ch	163785.93	8.58
6	D R HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	CORPUS	4323.98	0.23
7	D R HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	CORPUS	12254.15	0.64
8	D R HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	CORPUS	13025.64	0.68
9	D R HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	CORPUS	6999.06	0.37
10	D R HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	CORPUS	6665.59	0.35
11	D R HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	CORPUS	3448.27	0.18
12	D R HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	CORPUS	3523.59	0.18
13	D R HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	CORPUS	2937.05	0.15
14	D R HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	CORPUS	3182.08	0.17
15	D R HORTON - CORPUS CHRISTI LLC	1422 IRIGOYEN ST	CORPUS	587.39	0.03
16	D R HORTON - CORPUS CHRISTI LLC	1422 IRIGOYEN ST	CORPUS	7594.33	0.40
17	D R HORTON - CORPUS CHRISTI LLC	1422 IRIGOYEN ST	CORPUS	14387.03	0.75
18	D R HORTON - CORPUS CHRISTI LLC	1422 IRIGOYEN ST	CORPUS	10182.49	0.53
19	D R HORTON - CORPUS CHRISTI LLC	1422 IRIGOYEN ST	CORPUS	6647.66	0.35
20	D R HORTON - CORPUS CHRISTI LLC	1422 IRIGOYEN ST	CORPUS	6729.80	0.35
21	D R HORTON - CORPUS CHRISTI LLC	1422 IRIGOYEN ST	CORPUS	6794.73	0.36
22	D R HORTON - CORPUS CHRISTI LLC	1422 IRIGOYEN ST	CORPUS	7007.37	0.37
23	D R HORTON - CORPUS CHRISTI LLC	1422 IRIGOYEN ST	CORPUS	8045.89	0.42
24	DAVIS SANDRA J	5409 Partridge	Robstown	14484.11	0.76
25	DKR PROPERTIES INC	5429 Wagon Trl	Robstown	998.68	0.05
26	DUNLAVY THOMAS M ET UX	STARLA K	ROBSTOV	121616.73	6.37
27	GARZA JOE L ET UX	SILVIA L	ROBSTOV	27930.02	1.46
28	GONZALES EVALINDA & JEREMIAH MALDONAD	3802 Amanda Ln	Robstown	50230.50	2.63
29	HERRERA NICOLE DANIELLE & KEENEN LACOL	4938 Urban St	Corpus Ch	23777.01	1.25
30	IRANI VARZAVAND J	3781 Amanda Ln	Robstown	23.52	0.00
31	JOHNSTON RANDY & SPS BILLIE-JO	3782 Amanda Ln	Robstown	516.22	0.03
32	LOPEZ SERGIO DANIEL & ASHLEY GONZALEZ	3801 AMANDA LN	ROBSTOV	50219.43	2.63
33	NUECES COUNTY	901 LEOPARD ST	CORPUS	118631.56	6.21
34	QUICKSILVER DEVELOPMENT LLC	3809 Country Estates Dr	Corpus Ch	13813.14	0.72
35	RUBIO NOEL & YOHANA RUTH RUBIO	2730 Violet Rd	Corpus Ch	6787.79	0.36
36	SUPERIOR H & H DEVELOPMENT LLC	2173 RUFUS ST	CORPUS	16082.12	0.84
37	SUPERIOR H & H DEVELOPMENT LLC	2173 RUFUS ST	CORPUS	5004.69	0.26
38	SUPERIOR H & H DEVELOPMENT LLC	2173 RUFUS ST	CORPUS	23310.83	1.22
39	SUPERIOR H & H DEVELOPMENT LLC	2173 RUFUS ST	CORPUS	19960.07	1.05
40	SUPERIOR H & M HOMES LLC	2173 RUFUS ST	CORPUS	8341.15	0.44
41	THE MOSTAGHASI INVESTMENT TRUST	5626 OCEAN DR	CORPUS	52036.23	2.73
42	WHOLLY COW FARM & RANCH LLC	34 E Bar le Doc Dr	Corpus Ch	8719.72	0.46
43	WRIGHT BILLY EARL AND PEGGY	4217 SPRING CREEK DR	CORPUS	160179.37	8.39
44	WRIGHT CECIL R	4132 WOOD RIVER DR	CORPUS	175619.57	9.20
0	Calallen Independent School District	4205 Wildcat Drive	CORPUS CHRISTI		
0	Wood River Elementary School	15118 Dry Creek Drive	CORPUS CHRISTI		
				1909542.46	100.00