



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZONING CASE ZN9187 MVR
Construction Co.**

CITY COUNCIL JULY 28, 2026



MVR Construction Co. DISTRICT 3



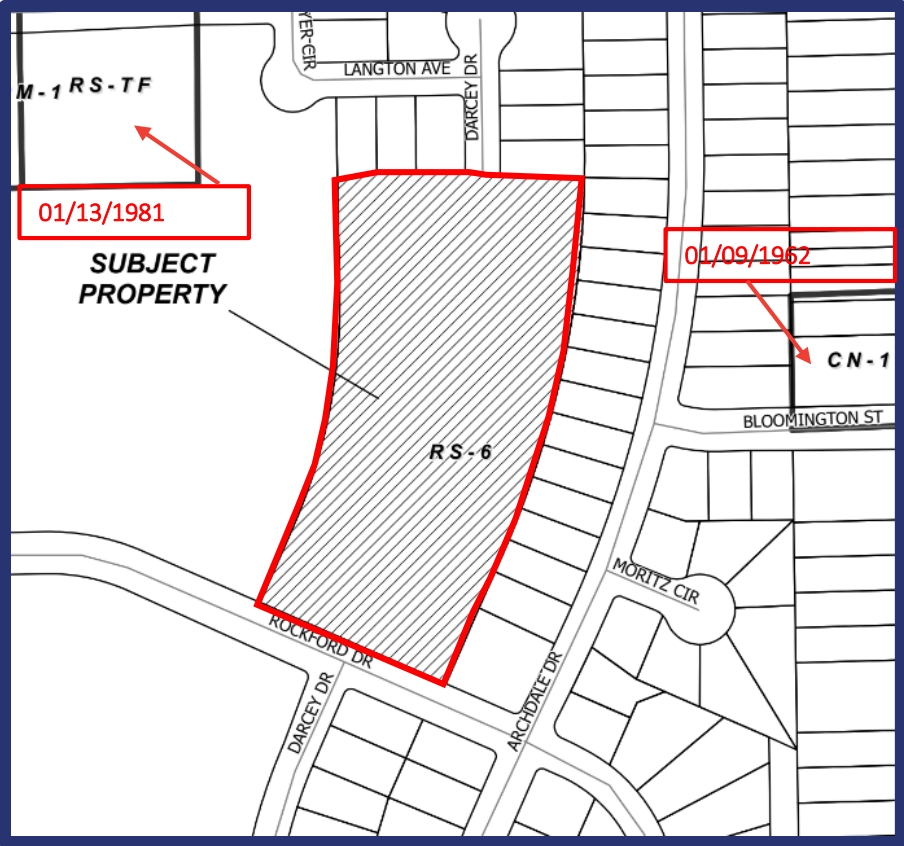
Rezoning a property at or near
5040 Rockford Drive

From the “RS-6” Single-Family District
To the “RS-6/PUD” Single-Family District with a
Planned Unit Development Overlay



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Zoning and Land Use



Proposed Use:

To allow a single-family subdivision with decreased lot standards

Area Development Plan:

Westside Area Development Plan, Adopted on (January 10, 2023)

Designated Future Land Use:

Institutional

Existing Zoning District:

“RS-6” Single-Family 6 District

	Existing Land Use	Zoning District
Site	Vacant	"RS-6" Single-Family
North	Low Density Residential	
South		
East		
West	Public-Semi Public	

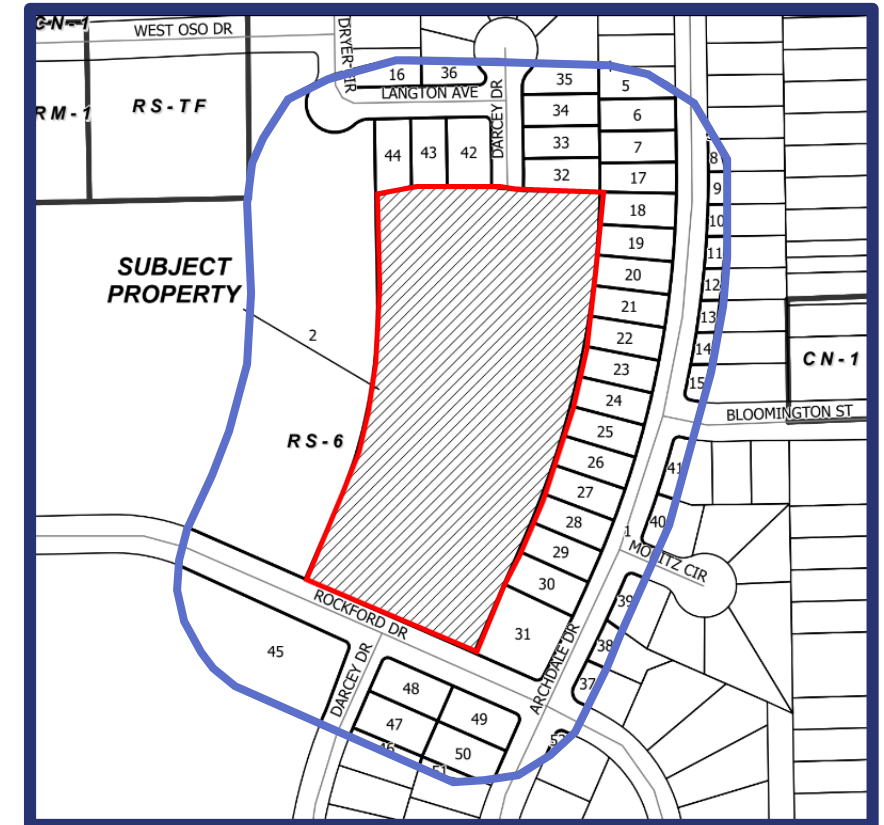


Public Notification

52 Notices mailed inside the 200' buffer
7 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.



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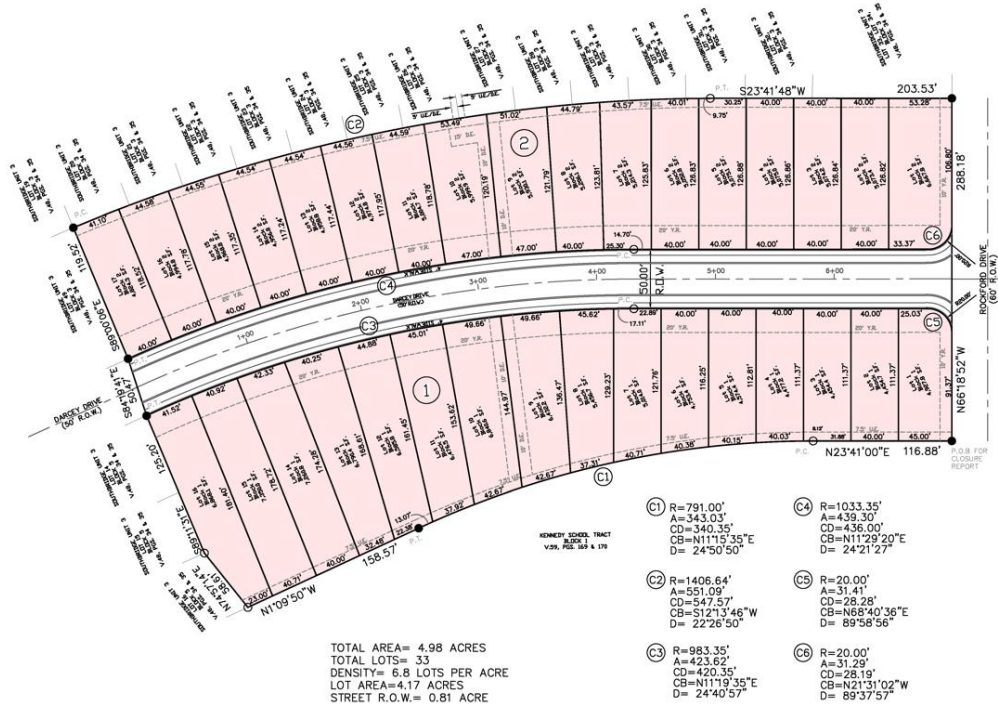
Site Plan & Deviations

OWNER:
MVR CONSTRUCTION COMPANY, INC.
5502 CAIN DRIVE
Corpus Christi, TX 78413

ENGINEER:
J. PERALES CIVIL ENGINEERING
& PLANNING SERVICES
5866 S. STAPLES ST. - #315
Corpus Christi, TX 78413

SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DR.
Corpus Christi, TX 78412

Scale: 1" = 60 feet



Item Description	RS-6 District Standard	P.U.D. Variance Requested
Minimum Lot Area	6,000 s.f.	4,400 s.f.
Minimum Lot Width (ft.)	50.0	40.0
Minimum Yards (ft.)		
Street	25	20
Street (corner)	10/25 (ref UDC 4.2.10)	none
Side (single)	5	none
Side (total)	10	none
Rear	5	none
Minimum Open Space	30%	none
Maximum Height (ft.)	35	none

Density

- With PUD: 33 residential lots
- Without PUD: Roughly 28 "RS-6" Single-Family lots

NOTE: STORMWATER DETENTION FACILITIES LOCATED WITHIN THE BOUNDARIES OF LOTS 9 AND 10, BLOCK1 AND LOTS 9 AND 10, BLOCK 2 SHALL BE MAINTAINED BY THE OWNERS OF THE RESPECTIVE LOTS. THESE REQUIREMENTS SHALL BE ESTABLISHED BY DEED RESTRICTION AND/OR COVENANT.



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Analysis & Recommendation

- 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 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.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

PLANNING COMMISSION AND STAFF
RECOMMEND APPROVAL TO THE “RS-6/PUD” SINGLE-FAMILY 6 DISTRICT WITH
THE PLANNED UNIT DEVELOPMENT OVERLAY



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Thank you!