

# ZONING REPORT

## CASE ZN8855

<b>Applicant &amp; Subject Property</b>			
<b>District:</b> 1 <b>Owner:</b> William Mays <b>Applicant:</b> Melden & Hunt Inc <b>Address:</b> 15349 Northwest Boulevard, located along the south side of Northwest Boulevard, north of County Road 52, east of County Road 73, and west of Interstate Highway 69 and Farm-to-Market Road 1889. <b>Legal Description:</b> 68.79 Acres Out of the McIntyre Partition <b>Acreage of Subject Property:</b> 68.8 acres. Refer to Attachment (A) Metes and Bounds.			
<b>Zoning Request</b>			
<b>From:</b> "FR" Farm Rural District <b>To:</b> "RS-6" Single-Family District <b>Purpose of Request:</b> To allow a medium-density residential subdivision.			
<b>Land Development &amp; Surrounding Land Uses</b>			
	<b>Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>Site</b>	"FR" Farm Rural	Agricultural	Mixed Use, Medium-Density Residential, Low-Density Residential
<b>North</b>	"OCL" Outside City Limits	Estate Residential, Commercial	Transportation (Northwest Boulevard), Outside City Limits
<b>South</b>	"OCL" Outside City Limits	Agricultural	Outside City Limits
<b>East</b>	"CG-2" General Commercial, "RM-1" Multifamily, "RS-6" Single-Family, "OCL" Outside City Limits	Vacant, Agricultural, Estate Residential, Low-Density Residential	Mixed-Use, Medium-Density Residential, Planned Development
<b>West</b>	"FR" Farm Rural, "OCL" Outside City Limits, "CG-2" General Commercial	Residential Estate, Agricultural, Commercial	Mixed-Use, Medium-Density Residential, Low-Density Residential

**Plat Status:** The subject property is not platted. Master Preliminary and Preliminary plats have been submitted for review to Development Services.

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

**Code Violations:** None

### Roadway Master Plan

	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
<b>Northwest Boulevard</b>	"A3" Primary Arterial Divided	70-Foot ROW 4 Lanes, Center Turn Lane	70-Foot ROW 4 Lanes, Center Turn Lane
<b>Carousal Lane (Proposed)</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	"C1" Minor Residential Collector	60-Foot ROW 2 Lanes, No Median/Center Turn Lane	NA
<b>River Trails Drive (Proposed)</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	"C1" Minor Residential Collector	60-Foot ROW 2 Lanes, No Median/Center Turn Lane	NA
<b>Exxon Plant Road / Amanda Lane (Proposed)</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	"A2" Secondary Arterial Divided	60-Foot ROW 2 Lanes, No Median/Center Turn Lane	NA

**Transit:** The Corpus Christi RTA does not provide service to the subject property.

**Bicycle Mobility Plan:** The subject property is approximately one mile west from the nearest 1-Way Cycle Track (Both Sides), along Northwest Boulevard.

### Utilities

**Gas:** An 8-inch (WS) grid main exists along the north side of Northwest Boulevard.

**Stormwater:** No infrastructure exists.

**Wastewater:** No infrastructure exists.

**Water:** No infrastructure exists.

### 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) was adopted in 2016.

**ADP (Area Development Plan):** According to Plan CC the subject property is located within the Northwest ADP (Adopted on January 9, 2001).

**Water Master Plan:** No improvements have been proposed.

**Wastewater Master Plan:** Improvements have been proposed; which, include a gravity main and lift station.

**Stormwater Master Plan:** No improvements have been proposed.

**Roadway Master Plan:** Improvements have been proposed, which, include widening of Northwest Boulevard and construction of proposed rights-of-way.

### Public Notification

Number of Notices Mailed	25 within a 200-foot notification area 2 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owner)

### Public Hearing Schedule

**Planning Commission Hearing Date:** October 1, 2025

**Tentative City Council 1<sup>st</sup> Reading/Public Hearing Date:** November 11, 2025

**Tentative City Council 2<sup>nd</sup> Reading Date:** November 18, 2025

### Background:

The subject property is a 68.8-acre tract, out of the Northwest area of the city, located along the south side of Northwest Boulevard, an "A3" class arterial road, and south of the city limit line.

The surrounding properties are mostly vacant, with the east zoned "CG-2" General Commercial, "RM-1" Multifamily, "RS-6" Single-Family 6, and "OCL" Outside City Limits. The medium-density residential subdivision to the east of the parcel is within the "RS-6" zoning district. The properties to the south are outside city limits, and the properties to the west are zoned "FR" Farm Rural District, with residential estate and agricultural uses, and portion vacant.

The applicant is requesting a change of zoning from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District to accommodate a medium-density residential subdivision with approximately 226 lots with some amenities.

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.

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

The proposed rezoning is consistent with 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.

## **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 future land use designations of mixed-use along Northwest Boulevard, and Low-Density Residential at the south half of the tract. The future land use designation is Medium-Density Residential in-between.

### **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 rezoning is generally consistent with elements and goals of the City of Corpus Christi comprehensive plan (Plan CC); however, it is inconsistent with the future land use designation of mixed-use along Northwest Boulevard (at a depth of approximately 600 feet), and low-density residential at the south half of the tract (at a depth of 2,250 feet). The overall tract depth is approximately 4,600 feet.
- The requested amendment, if approved, would be compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding neighborhood.
- The property is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment if approved.

## **Planning Commission and Staff Recommendation (October 1, 2025):**

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 "FR" Farm Rural District to the "RS-6" Single-Family 6 District.

### **Attachments:**

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Tentative Subdivision Layout and Phasing Plans

## (A) Metes & Bounds Description with Exhibit

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
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361-882-5521 ~ FAX 361-882-1265  
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**BASS & WELSH ENGINEERING**  
TX Registration No. F-52  
Survey Registration No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

April 24, 2025

### Field Note Description

Being a tract situated in Corpus Christi, Nueces County, Texas, being generally described as that tract as described in the deed to Katherine Lontos, at all in the Deed recorded on the Clerk's File Number 2005011825, Deed Records, Nueces County, Texas, save and except that 30 foot wide strip deeded to the State of Texas for additional right-of-way for Farm to Market Road 624;

**BEGINNING** at a 5/8 inch iron rod found for the northeast corner of the 0.39 acre tract described in the deed recorded in Clerk's File Number 2012028051, Deed Records, Nueces County, Texas;

THENCE S84°53'22"E along the south right-of-way line of Farm to Market Road 624, a distance of 623.87 feet to a 5/8 inch iron rod found for the northeast corner of this tract said point being the northwest corner of a 2.48 acre tract out of the Mostaghasi Investment Trust, Document Number 2019002135, Deed Records, Nueces County, Texas;

THENCE S08°46'57"W at 274.56 feet pass the southwest corner of the 2.48 acre tract, at 1447.01 feet pass the northwest corner of The Lakes Northwest Unit 2, as shown on the map thereof recorded in Volume 70, at Pages 3 through 5 of the Map Records of Nueces County, Texas, at 2312.88 feet pass a 5/8 inch iron rod found for the southwest corner of the heretofore referenced The Lakes Northwest Unit 2 Subdivision, and the northwest corner of Rio Lado Acres Unit 2, as shown on the map thereof, recorded in Volume 44 at pages 190 through 191, of the Map Records of Nueces County, Texas, at 3561.92 feet pass a 3/4 inch iron rod found for the southwest corner of Rio Lado Acres Unit 2 and the northwest corner of Stonegate Block 3, as shown on the map thereof, recorded in Volume 68 at Pages 540 through 543, Map Records, Nueces County, Texas, and in all a distance of 4157.97 feet to a 5/8 inch iron rod set for the southeast corner of this tract said point being a corner of a 150.09 acre tract in the name of Randall R. Harwell and wife Stephanie, described in the Deed recorded in Clerk's File Number 2015051648, of the Deed Records, Nueces County, Texas, for the southeast corner of this tract;

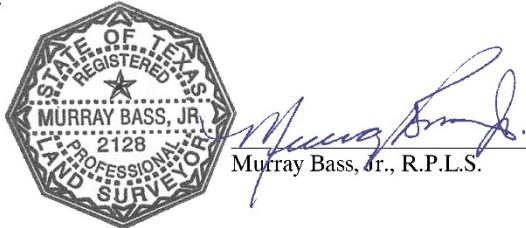
THENCE N80°34'56"W a distance of 738.86 feet to a 5/8 inch iron rod set for an interior corner of the heretofore referenced 159.09 acre tract and the southwest corner of this tract;

THENCE N09°00'42"E, at a distance of 2216.77 feet pass a 1 inch iron pipe found for the southeast corner of the 7.458 acre tract out of the north portion of the 472.63 acre tract of the Shawnna Bass et al Tract and in all a distance of 3933.22 feet to a 5/8 inch iron rod found for the southwest corner

of the heretofore referenced 0.39 acres out of the McIntyre Partition and the southerly northwest corner of this tract;

THENCE S84°59'45"E a distance of 99.74 feet to a 5/8 inch iron rod found for the southeast corner of the 0.39 acre tract and an interior corner of this tract;

THENCE N09°06'10"E a distance of 170.06 feet to the **POINT OF BEGINNING** forming a tract embracing 68.89 acres(3,000,775 square feet).



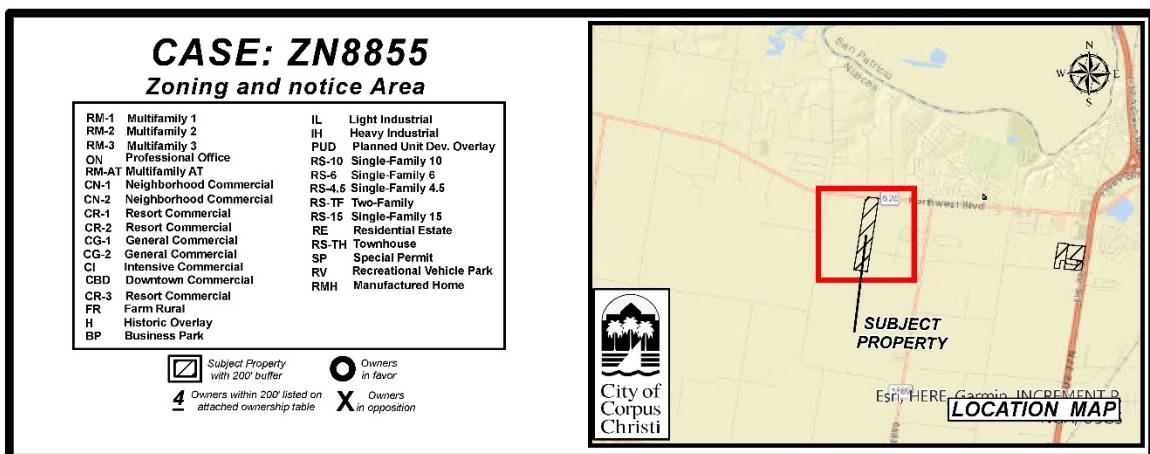
Note: Basis of bearing: State of Texas, Lambert Grid, South Zone, NAD 1983.

MBJ:emg

25008-RhodesDevelopment-FM24atCalallen-M&B



## (B) Existing Zoning and Notice Area Map



## (C) Tentative Subdivision Layout and Phasing Plans

