



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of November 11, 2025
Second Reading for the City Council Meeting of November 18, 2025

DATE: November 11, 2025

TO: Peter Zanoni, City Manager

FROM: Michael Dice, Development Services Department
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<p>Rezoning for a property at or near 15349 Northwest Boulevard</p>
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CAPTION:

Zoning Case No. ZN8855, William Mays (District 1). Ordinance rezoning a property at or near 15349 Northwest Boulevard from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District; 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 a medium-density residential subdivision accommodating approximately 226 single-family lots and includes amenities such as a pedestrian trail throughout the development, a common area pool and a basketball court.

BACKGROUND AND FINDINGS:

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" Primary Arterial Street, and south of the city's limits.

The surrounding properties are mostly vacant, with the east zoned "CG-2" General Commercial, "RM-1" Multifamily District, "RS-6" Single-Family 6 District, and "OCL" Outside City Limits. The medium-density residential subdivision to the east of the parcel is within the "RS-6" Single-Family 6 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 a portion vacant.

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 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.

Public Input Process:

Number of Notices Mailed: 25 notices were mailed within the 200-foot notification area, and 2 outside the notification area.

As of October 10, 2025

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: N/A

Organization/Activity: N/A

Department: N/A

Project # (CIP Only): N/A

Account: N/A

Amount: N/A

RECOMMENDATION (October 1, 2025):

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.

Vote Results

For: 7

Against: 0

Absent: 2

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report