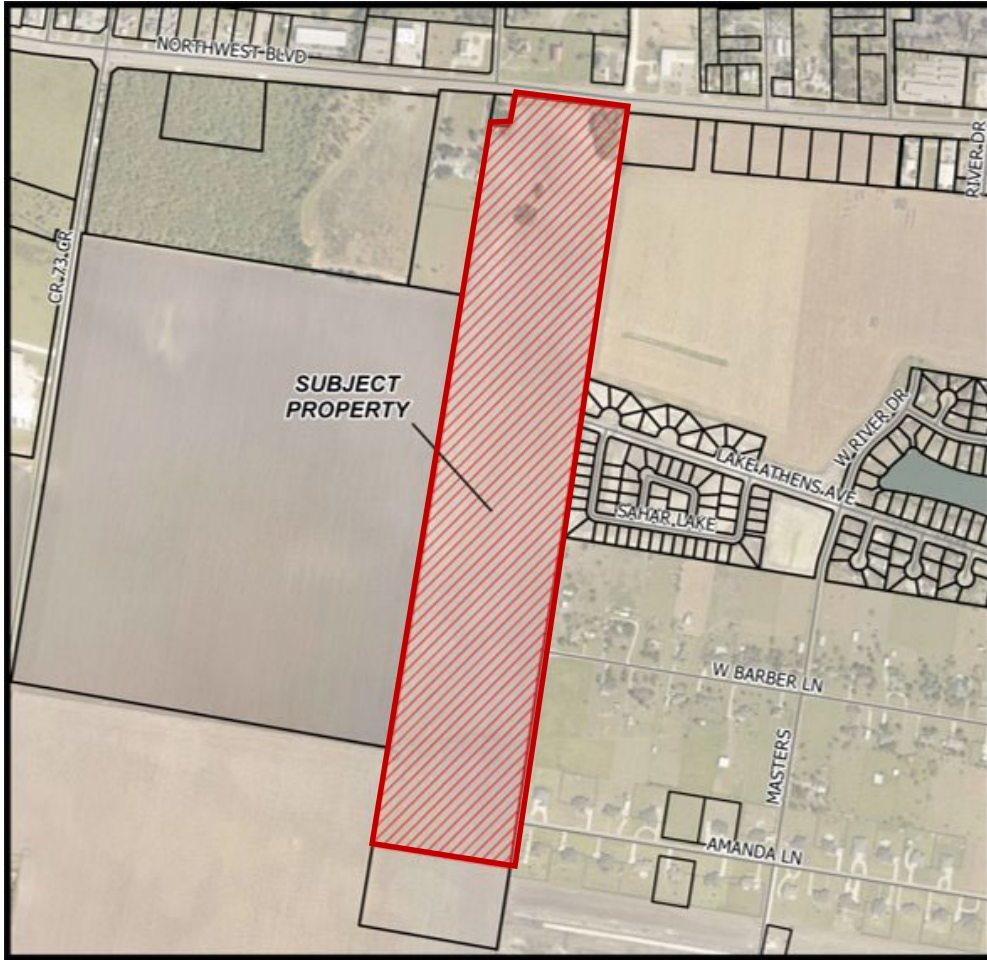


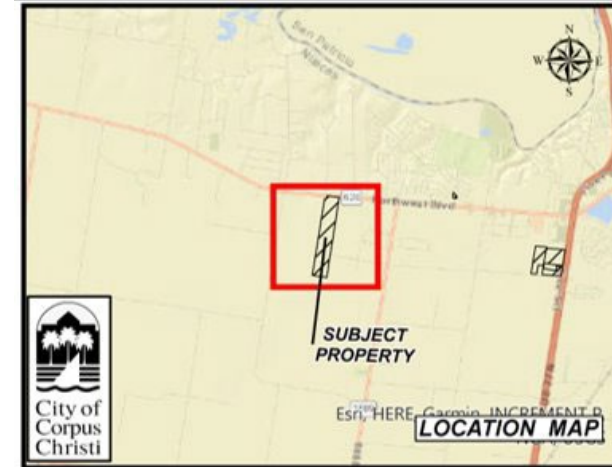


ZONING CASE ZN8855 William Mays

CITY COUNCIL, NOVEMBER 11, 2025



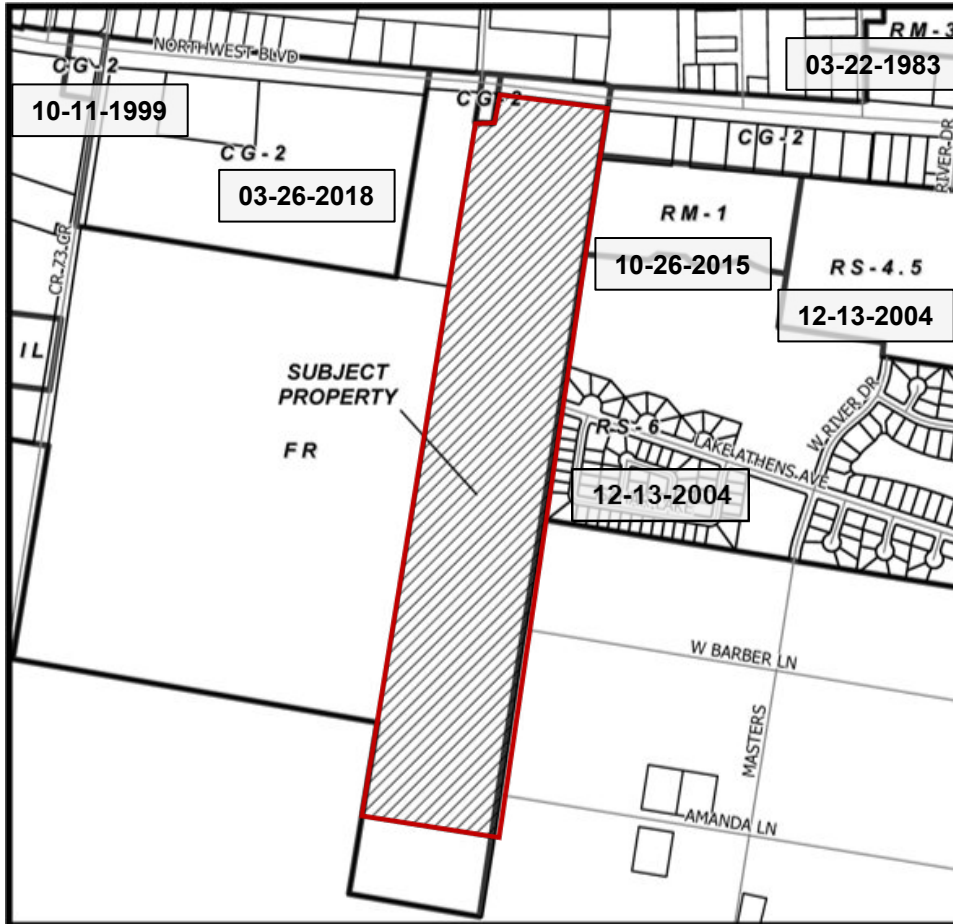
WILLIAM MAYS DISTRICT 1



Rezoning a property at or near
15349 Northwest Boulevard
From the "FR" Farm Rural District
To the "RS-6" Single-Family 6
District



Zoning and Land Use



Proposed Use:

To allow a medium-density residential subdivision

Area Development Plan:

Northwest, Adopted on January 9, 2001

Designated Future Land Use:

Mixed Use, Medium- and Low-Density Residential

Existing Zoning District:

"FR" Farm Rural District

| | Existing Land Use | Zoning District |
|--------------|---|---|
| North | Estate Residential, Commercial | "OCL" Outside City Limits |
| South | Agricultural | "OCL" Outside City Limits |
| East | Vacant, Agricultural, Estate Residential, Low-Density Residential | "RS-6" Single-Family, "RS-4.5" Single-Family, "RM-1" Multifamily, "OCL" Outside City Limits |
| West | Estate Residential, Agricultural, Commercial | "FR" Farm Rural, "OCL" Outside City Limits, "CG-2" General Commercial |



Public Notification

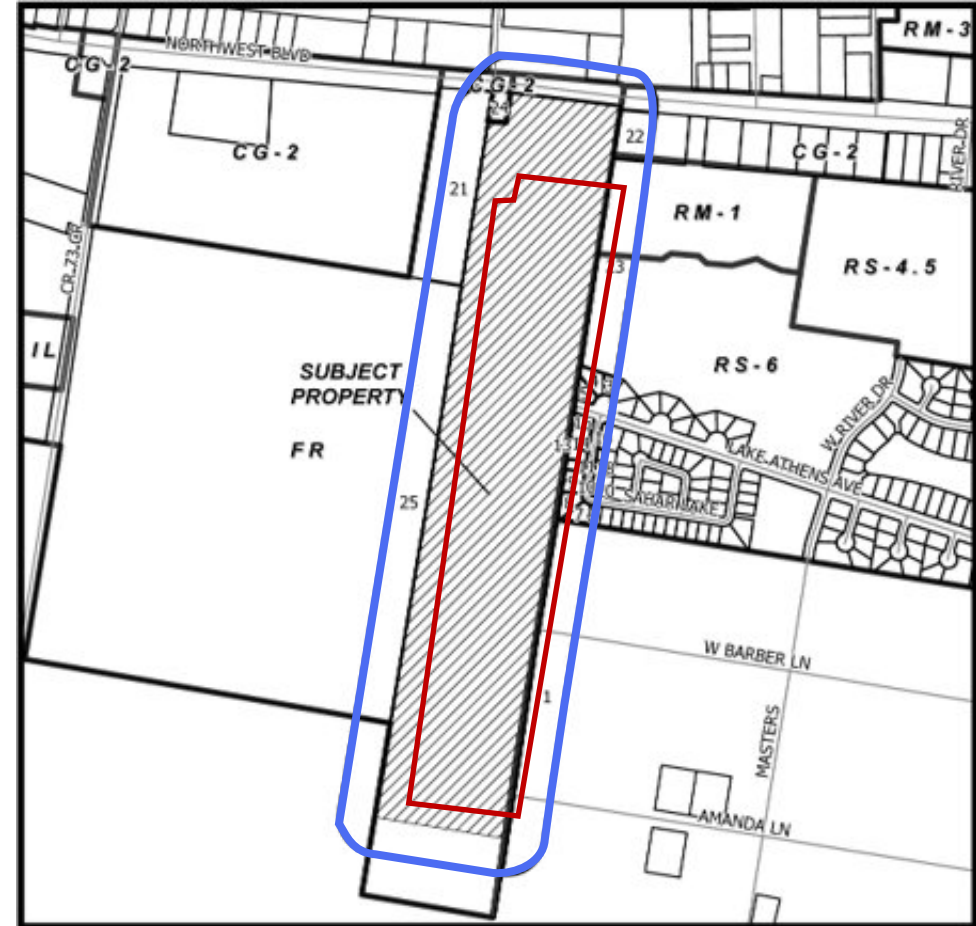
25 Notices mailed inside the 200' buffer
2 Notices mailed outside the 200' buffer

— 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.



CITY OF
**CORPUS
CHRISTI**

Analysis & Recommendation

- 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 the north half of the tract.
- 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.

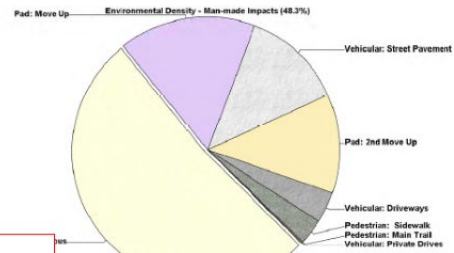
**PLANNING COMMISSION AND STAFF
RECOMMEND APPROVAL TO THE “RS-6”
SINGLE-FAMILY 6 DISTRICT**



Proposed Site Plan



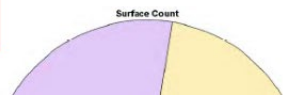
Phase 1
Lots: 59



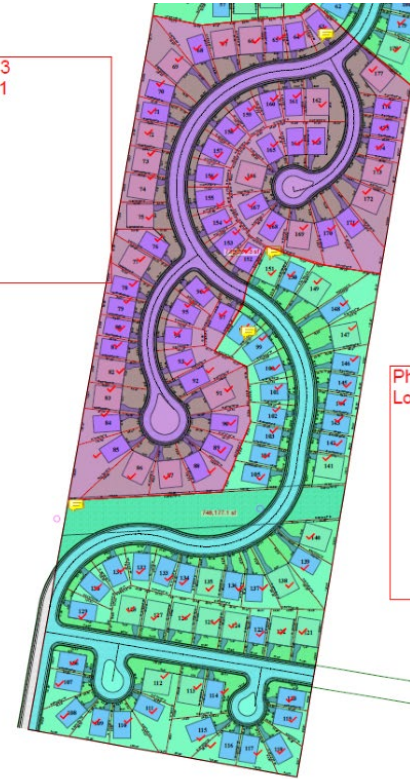
Phase 2
Lots: 52

Total Site: 2,014,899 sq ft (69.2125 acres)

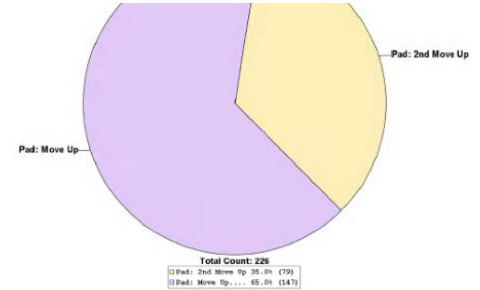
| | | | | | | |
|------|---------------|-----------------|-------------------------------|-------|-----------------|-----------------|
| 2.3% | 1,829 sq ft | (0.1420 acres) | 8 Pedestrian: Main Trail..... | 0.2% | 5,207 sq ft | (0.1222 acres) |
| 0.3% | 94,025 sq ft | (2.1587 acres) | 8 Vehicular: Driveway..... | 3.3% | 134,890 sq ft | (2.4379 acres) |
| 7.2% | 367,350 sq ft | (8.4332 acres) | 17 Vehicular: Street Pavement | 12.3% | 370,200 sq ft | (8.5455 acres) |
| 6.6% | 530,348 sq ft | (12.1873 acres) | 17 Pedestrian..... | 51.7% | 1,558,000 sq ft | (35.7855 acres) |



Phase 3
Lots: 61



Phase 4
Lots: 54



Riverstone Trails

Total Area of Site 69.21 acres
 Number of Lots 226 (9,790 sf average)
 Move Up Lots 147 (8,720 sf average)
 2nd Move Up Lots 79 (11,780 sf average)





Thank you!