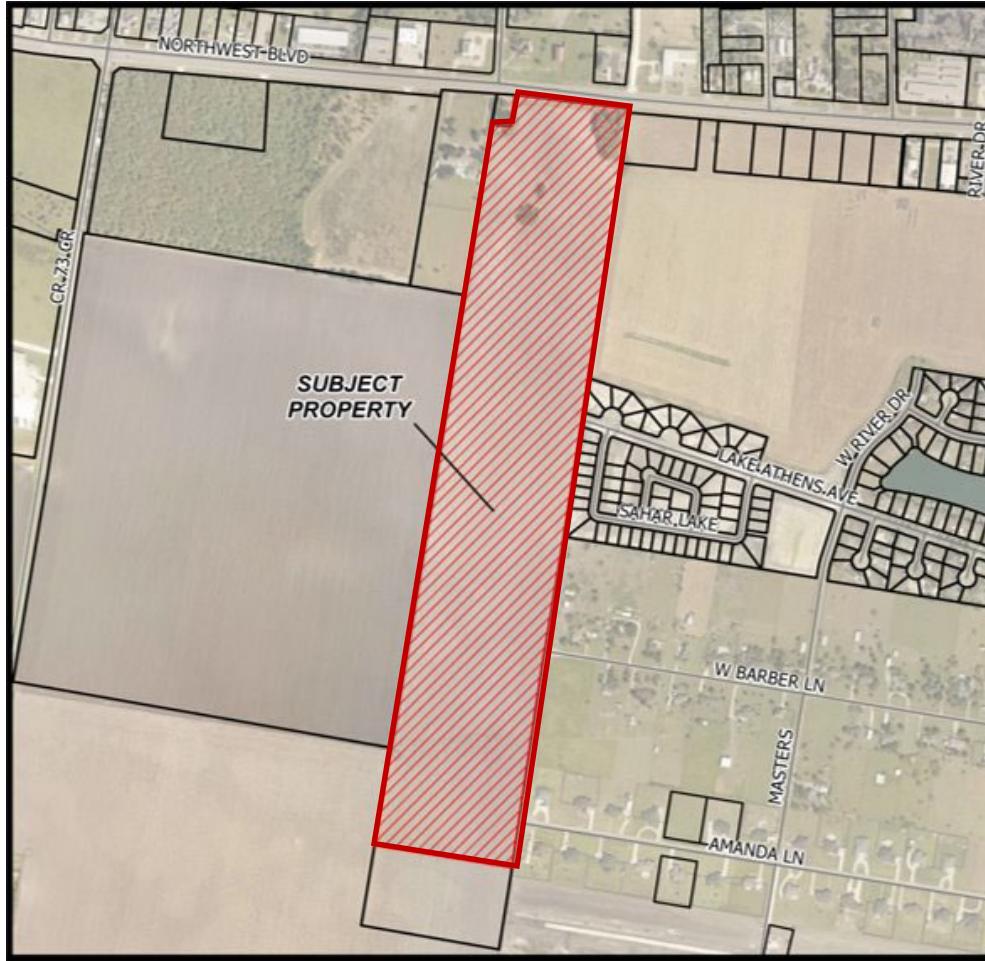


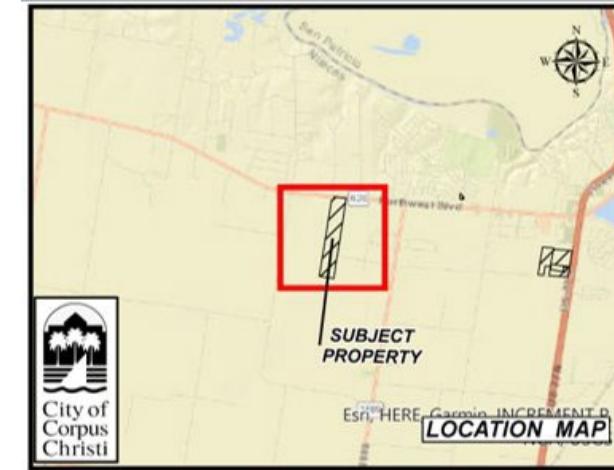


ZONING CASE ZN8855 William Mays

CITY COUNCIL, NOVEMBER 11, 2025



WILLIAM MAYS DISTRICT 1

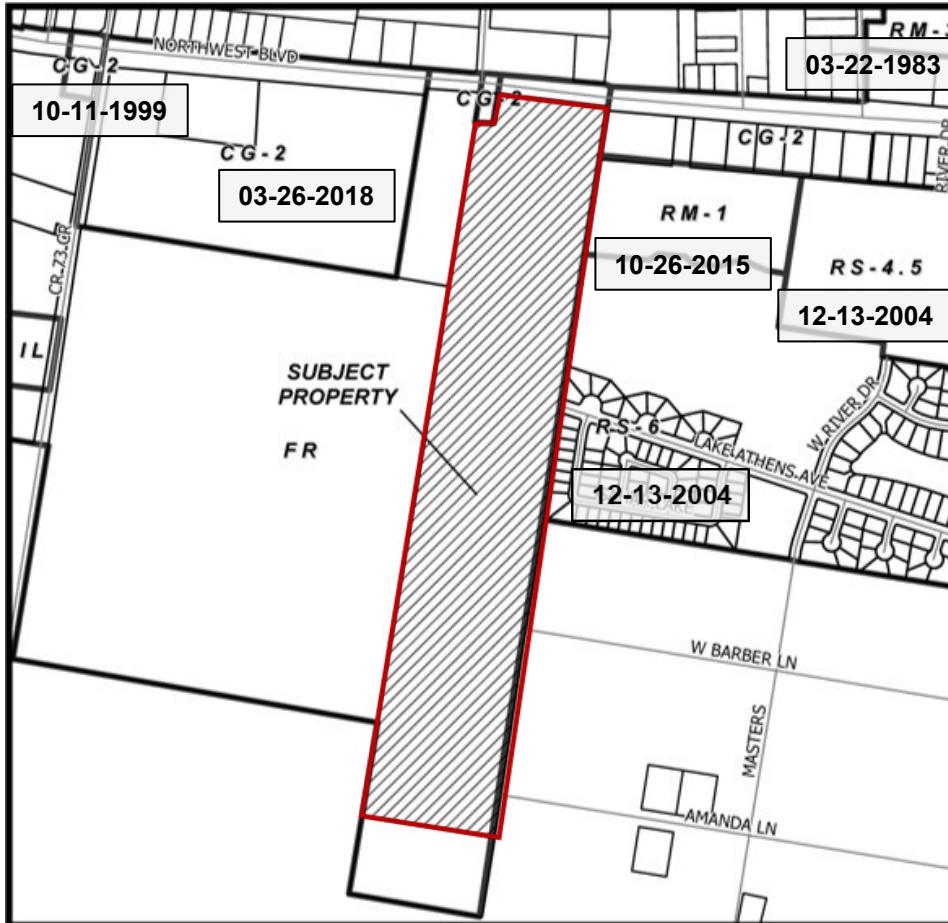


Rezoning a property at or near
15349 Northwest Boulevard
From the "FR" Farm Rural District
To the "RS-6" Single-Family 6
District



CITY OF
**CORPUS
CHRISTI**

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



CITY OF
**CORPUS
CHRISTI**

Public Notification

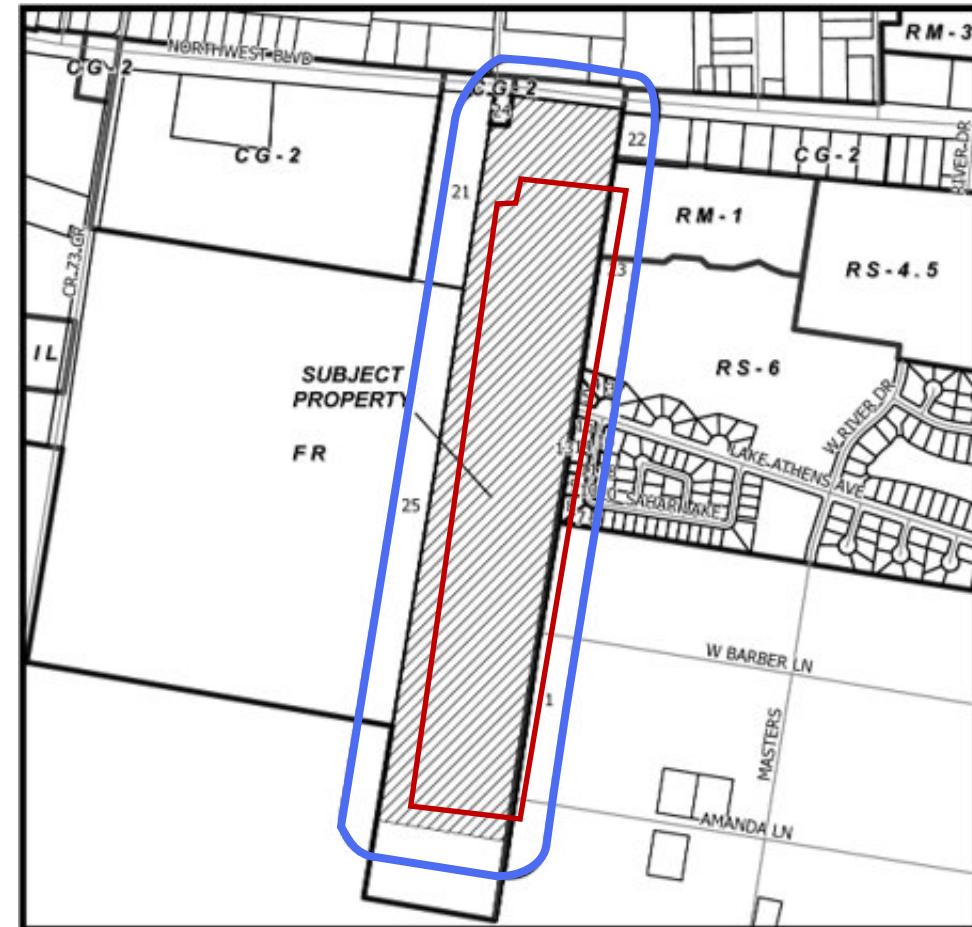
25 Notices mailed inside the 200' buffer
2 Notices mailed outside the 200' buffer

— **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.



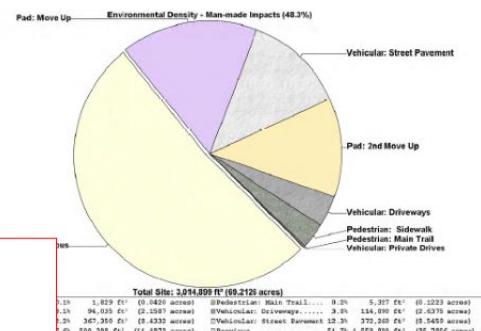
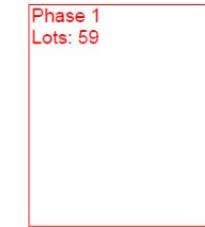
Analysis & Recommendation

- 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.

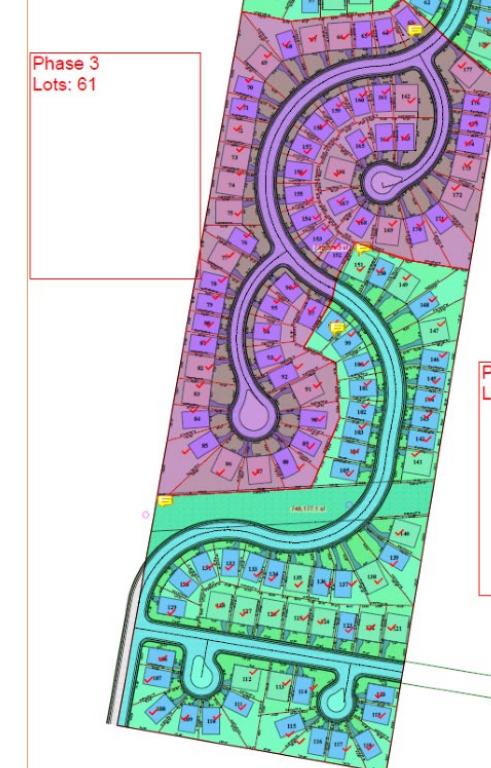
**PLANNING COMMISSION AND STAFF
RECOMMEND APPROVAL TO THE “RS-6”
SINGLE-FAMILY 6 DISTRICT**



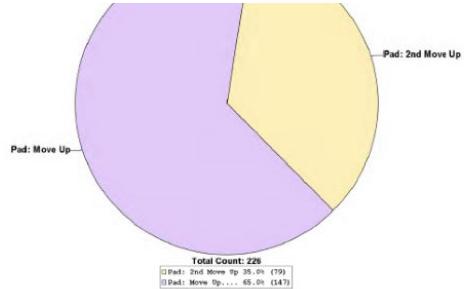
Proposed Site Plan



Phase 2
Lots: 52



Phase 4
Lots: 54



Riverstone Trails

Total Area of Site
Number of Lots
Move Up Lots
2nd Move Up Lots

RHODES

69.21 acres
226 (9,790 sf average)
147 (8,720 sf average)
79 (11,780 sf average)

Rick Harrison Site Design
Studio
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CHRISTI**



Thank you!