



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

**ZONING CASE ZN9187 MVR  
Construction Co.**

PLANNING COMMISSION, JUNE 10, 2026



## MVR Construction Co. DISTRICT 3



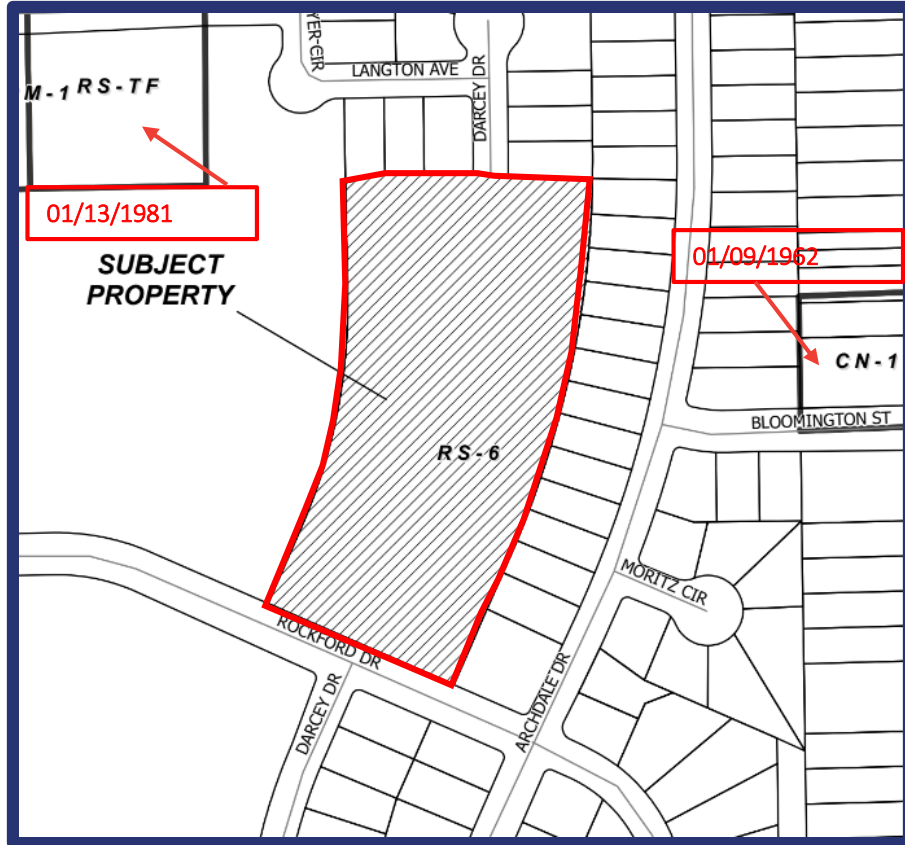
Rezoning a property at or near  
**5040 Rockford Drive**

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



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

# 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

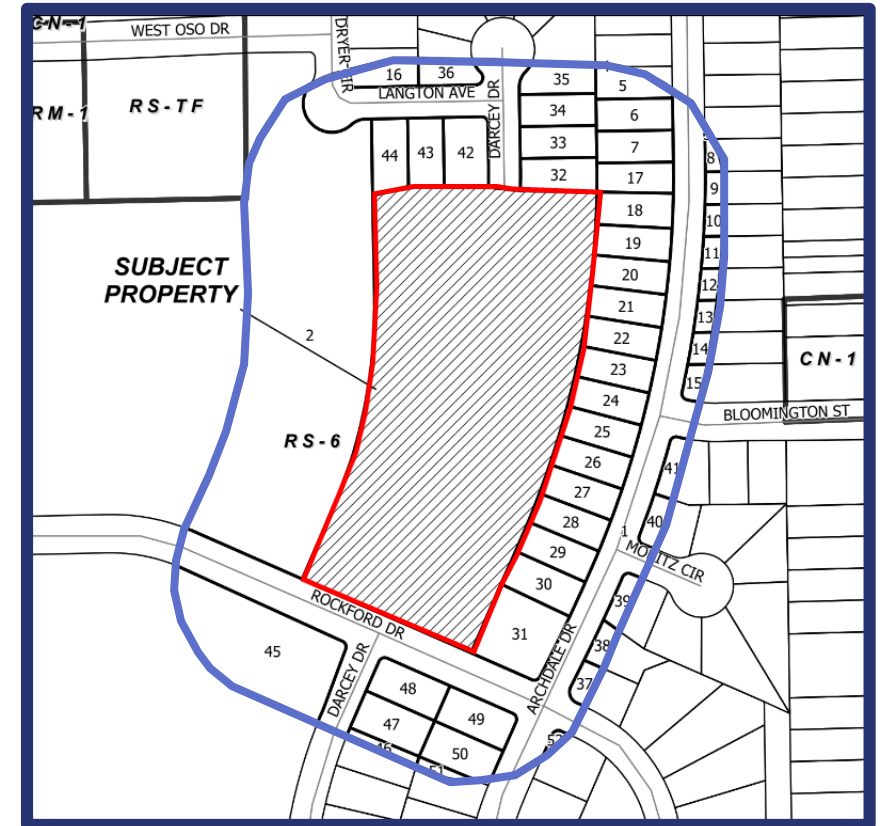
|              | Existing Land Use       | Zoning District      |
|--------------|-------------------------|----------------------|
| <b>Site</b>  | Vacant                  | "RS-6" Single-Family |
| <b>North</b> | Low Density Residential |                      |
| <b>South</b> |                    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



# Public Notification

52 Notices mailed inside the 200' buffer  
7 Notices mailed outside the 200' buffer

-  Notification Area
-  Opposed: 0 (0.00%)  
Separate Opposed Owners: (0)
-  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.



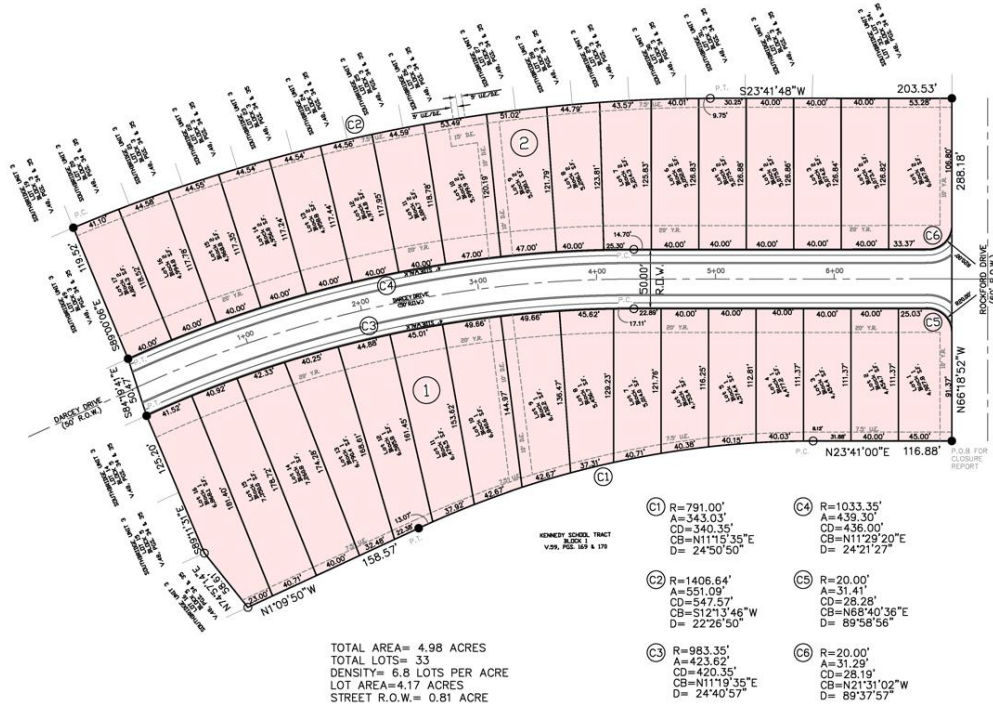
# Site Plan & Deviations

Scale: 1" = 60 feet

**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 SURVEING INC.  
905 DELTA DR.  
Corpus Christi, TX 78412



NOTE: STORMWATER DETENTION FACILITIES LOCATED WITHIN THE BOUNDARIES OF LOTS 9 AND 10, BLOCK 1 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.

| 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



CITY OF CORPUS CHRISTI  
**DEVELOPMENT SERVICES**

# 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.

**STAFF RECOMMENDS APPROVAL  
TO THE “RS-6/PUD” SINGLE-FAMILY 6 DISTRICT  
WITH THE PLANNED UNIT DEVELOPMENT OVERLAY**



**CITY OF CORPUS CHRISTI  
DEVELOPMENT  
SERVICES**



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

Thank you!