

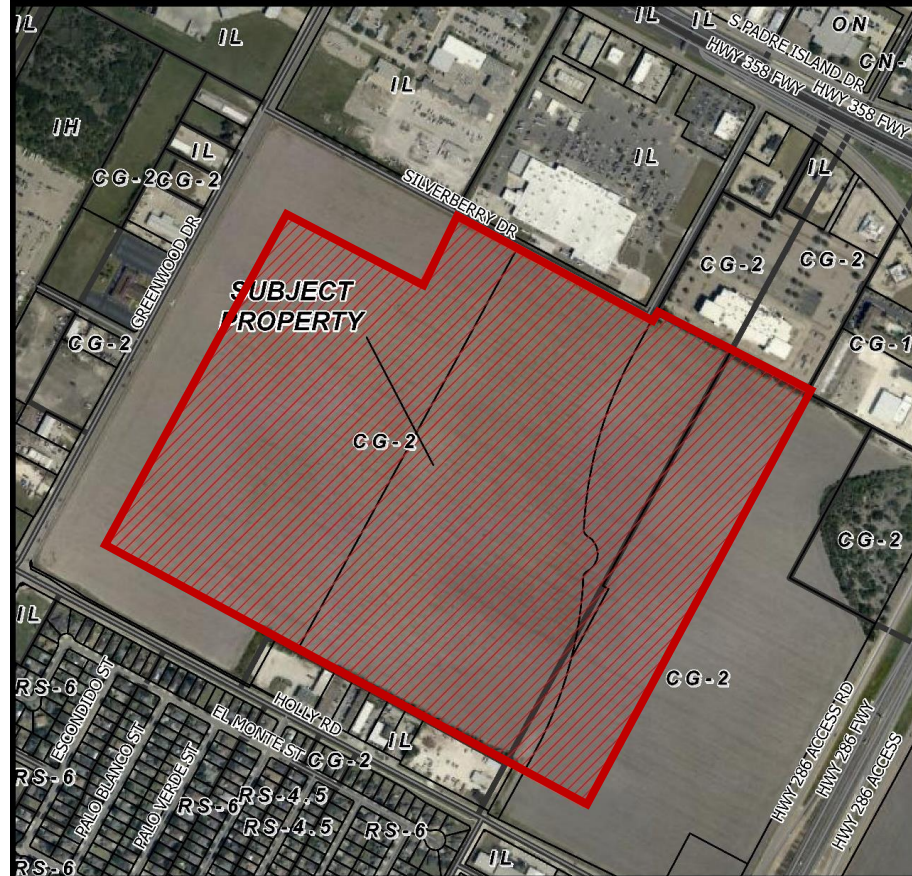


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZN9079
MVR CONSTRUCTION COMPANY,
INC

PLANNING COMMISSION, AUGUST 5, 2026

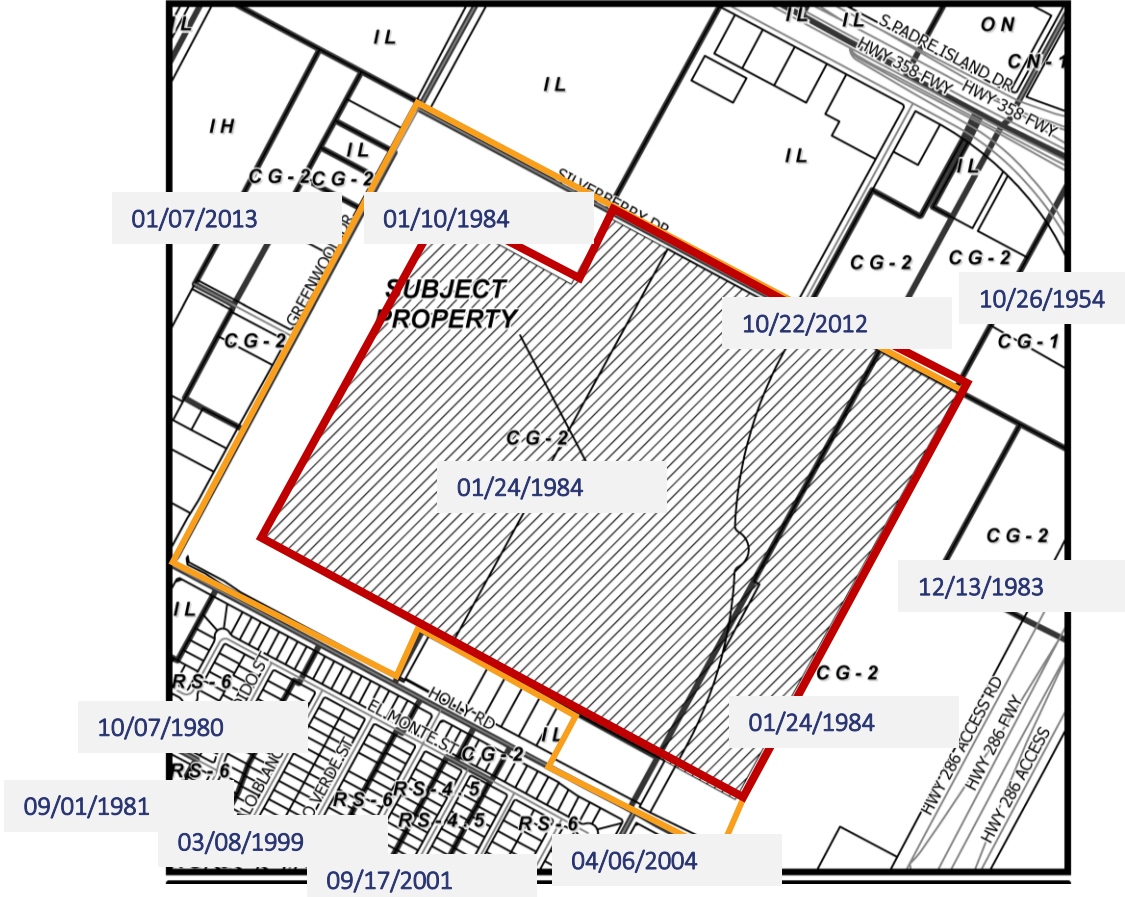
MVR CONSTRUCTION COMPANY, INC DISTRICT 3



Rezoning a property at or near
5514 Greenwood Drive
From the “CG-2” General Commercial
To the “RS-4.5/PUD” Single-Family 4.5
with a Planned Unit Development Overlay



Zoning and Land Use



Proposed Use:

To allow a residential subdivision with development standards deviations.

Area Development Plan:

Westside (Adopted January 10, 2023.)

Designated Future Land Use:

Mixed-use

Existing Zoning District:

“CG-2” General Commercial District

	Zoning District	Existing Land Use
Site	“CG-2” General Commercial	Agricultural
North	“CG-2” General Commercial, “IL” Light Industrial	Agricultural, Commercial
South		Agricultural, Light Industrial, Commercial
East	“CG-2” General Commercial	Agricultural
West		



Public Notification

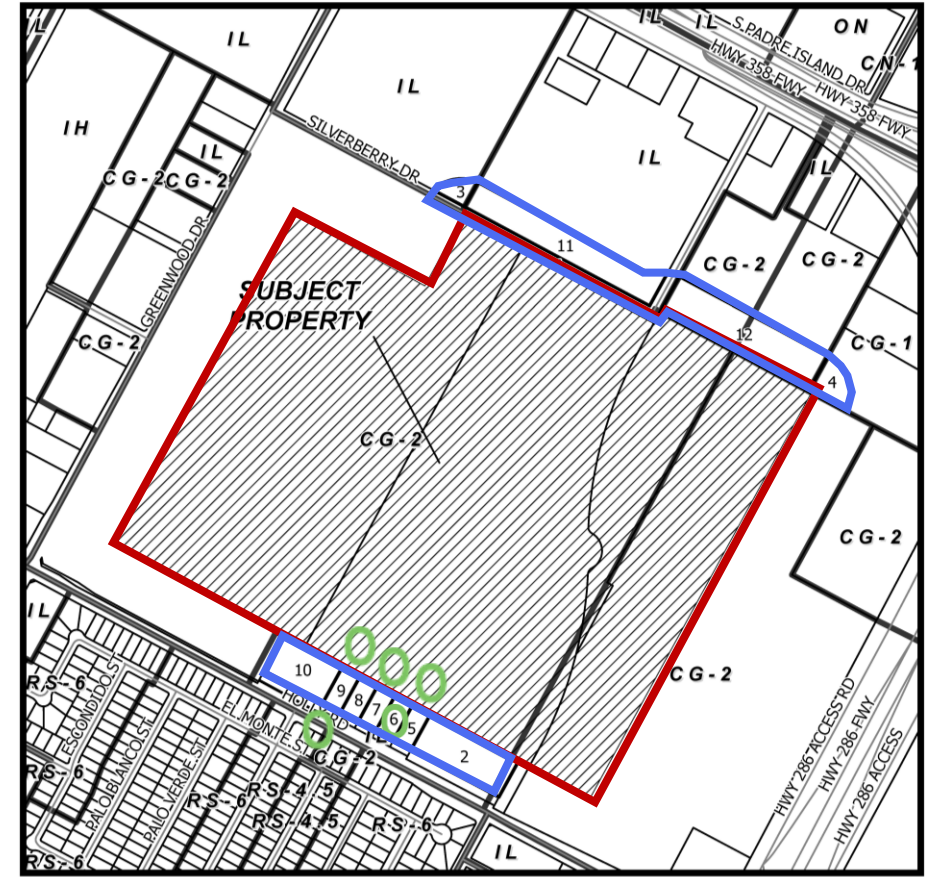
12 Notices mailed inside the 200' buffer
2 Notices mailed outside the 200' buffer

 Notification Area

 Opposed: 0%
Separate Opposed Owners: (0)

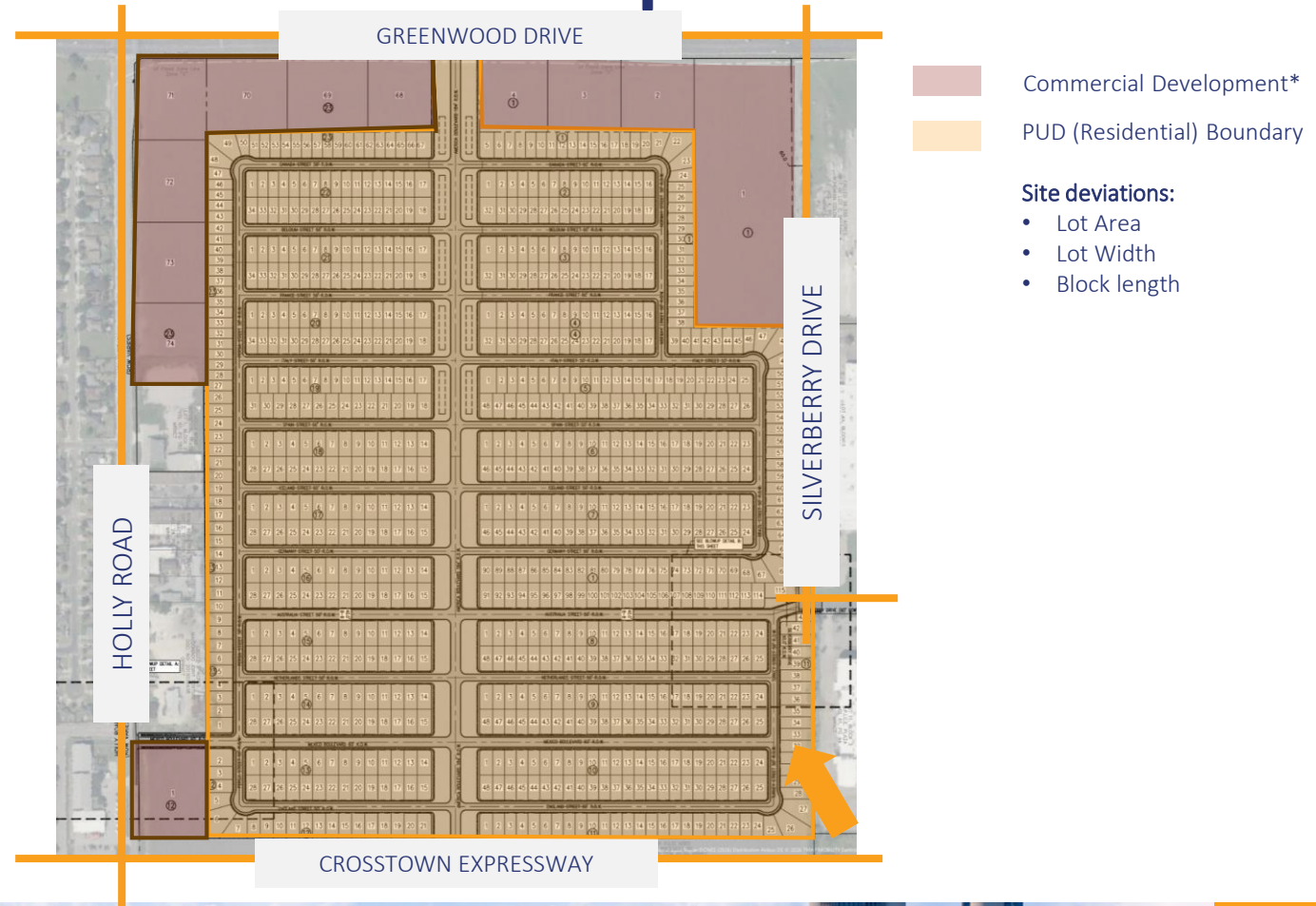
 In Favor: 11%

*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



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Parent Development



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Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the future land use designation of mixed-use.
 - The request is part of a larger mixed-use development that will incorporate single-family residential, commercial, and multifamily uses. This inconsistency does not preclude approval.
 - The applicant's request agrees with the Comprehensive Plan and Westside Area Development in support of infill development.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- 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-4.5/PUD” SINGLE-FAMILY 4.5 DISTRICT WITH
A PLANNED UNIT DEVELOPMENT OVERLAY



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Thank you!