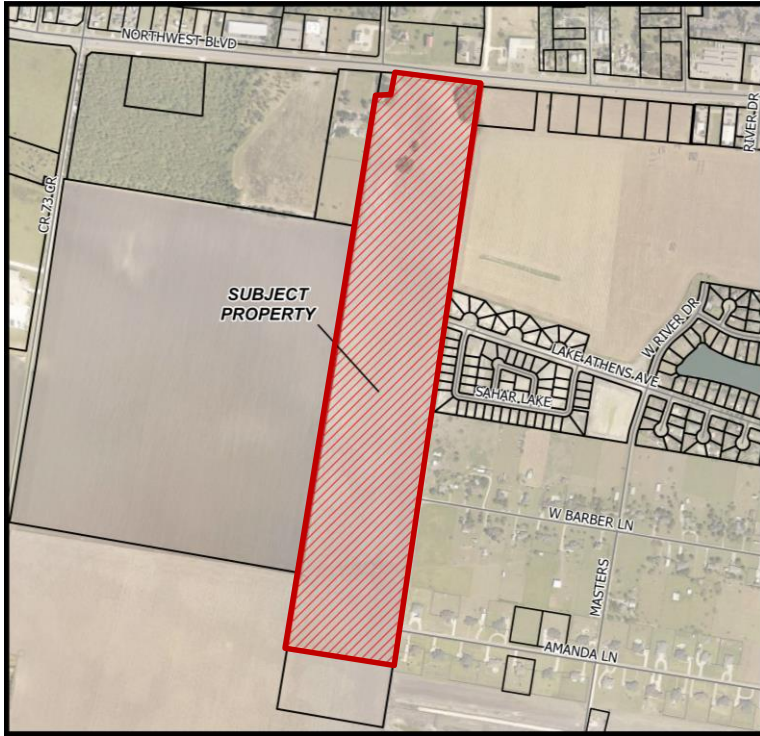
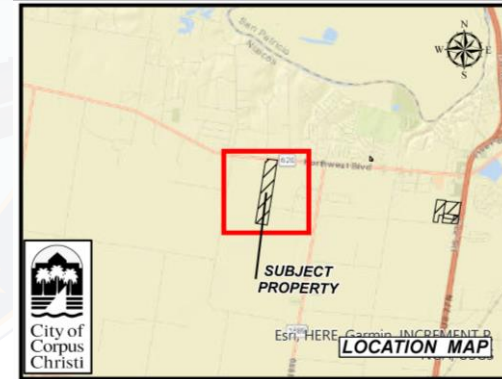


Zoning Case ZN8855



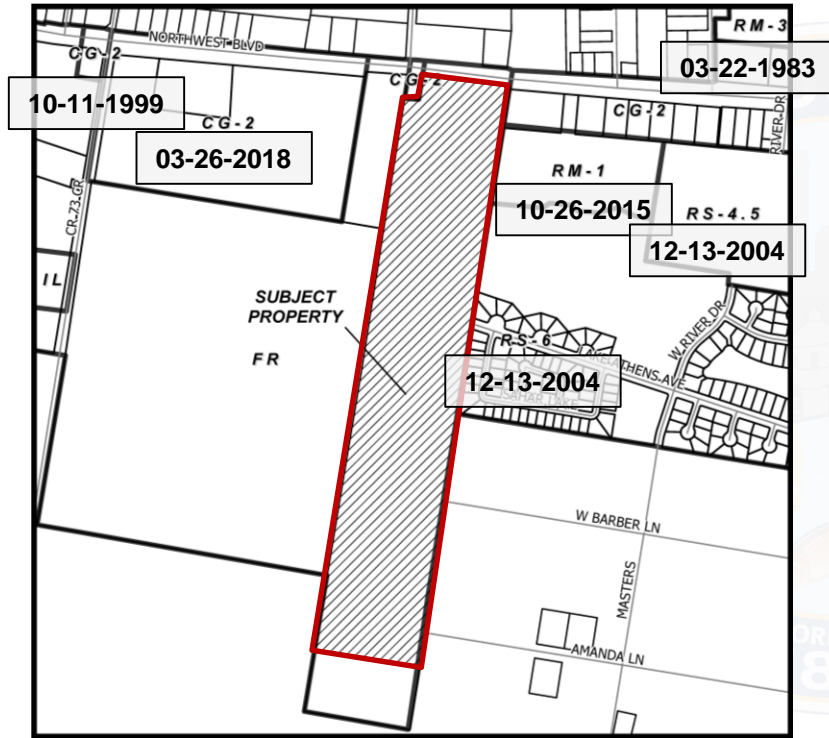
William Mays
District 1

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



Planning Commission
October 1, 2025

Zoning and Land Use



Proposed Use:

To allow a medium-density residential subdivision

ADP (Area Development Plan):

Northwest Blvd, Adopted on January 9, 2001

FLUM (Future Land Use Map):

Mixed Use, Medium- and Low-Density Residential

Existing Zoning District:

"FR" Farm Rural District

Adjacent Land Uses:

North: Agricultural; Zoned: OCL

South: Agricultural; Zoned: OCL

East: Vacant, Agricultural, Residential Estate, Park; Zoned: CG-2, RM-1, RS-6, OCL

West: Residential Estate, Vacant, Agricultural; Zoned: FR, OCL

Public Notification

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

Notification Area

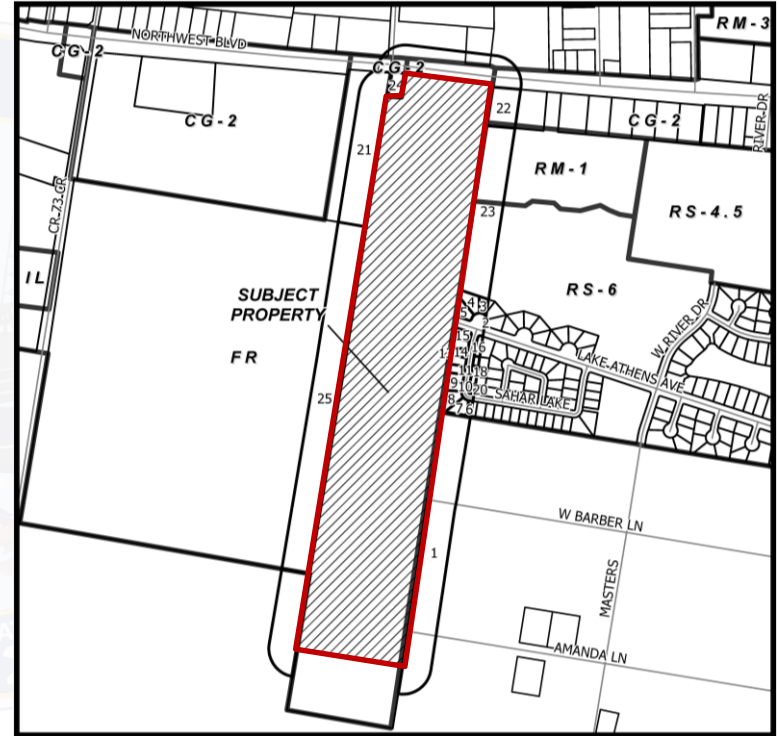
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 0 (0.00%)

O

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



Staff Analysis and 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 south 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.

**STAFF RECOMMENDS APPROVAL
TO THE “RS-6” SINGLE-FAMILY 6 DISTRICT**