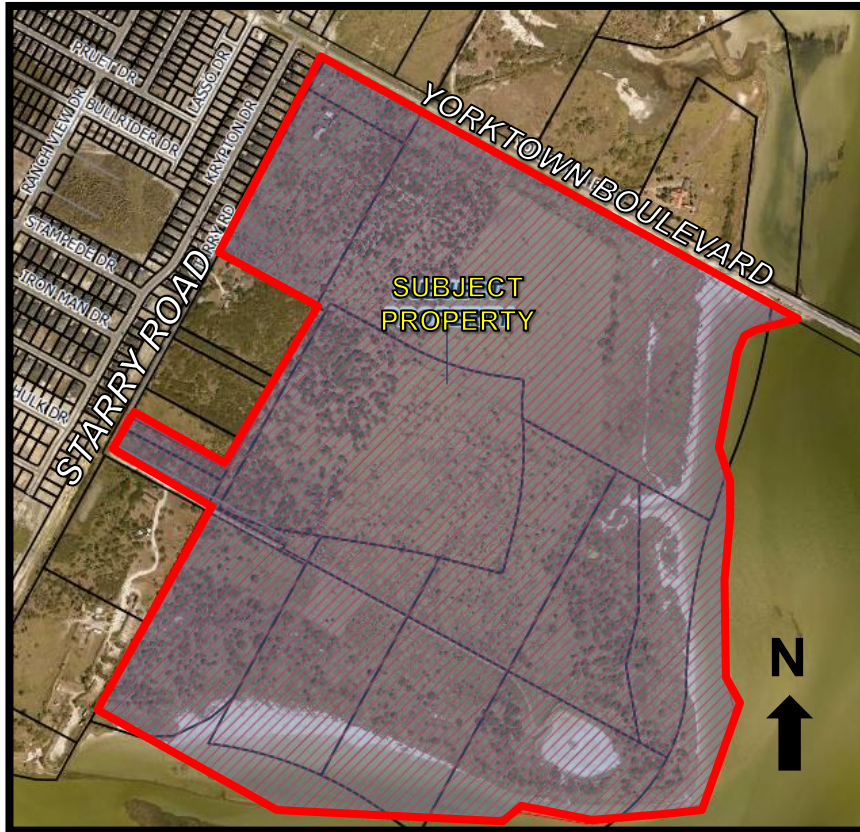


# Zoning Case 0623-01



MPM Development, LP  
Corpus Christi ISD  
City of Corpus Christi  
DISTRICT 5

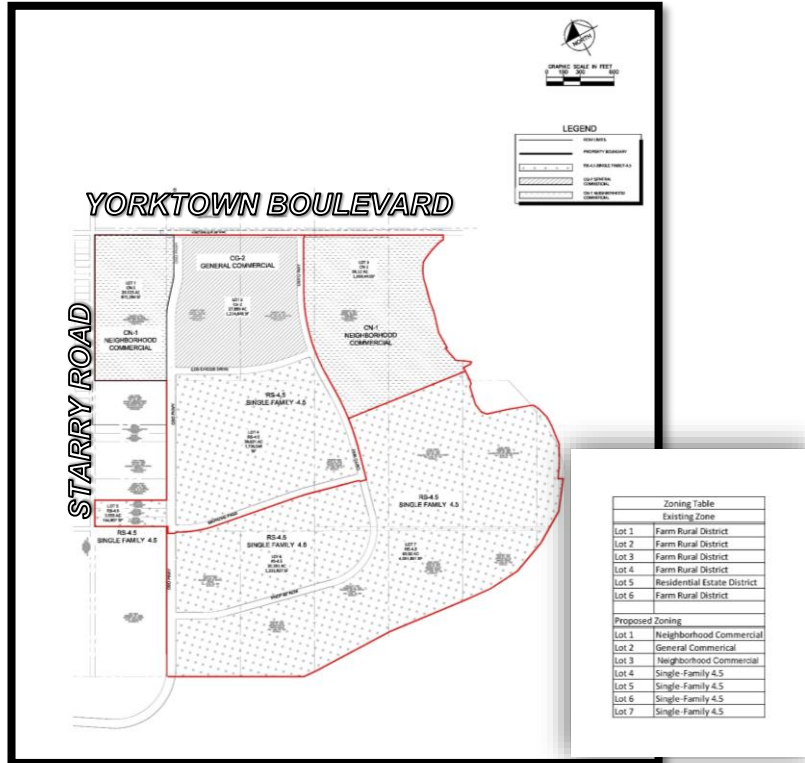
Rezoning for a property at  
8101 Yorktown Boulevard

From “FR” and “RE”  
To the “RS-4.5”, “CN-1” & “CG-2”



City Council  
August 22, 2023

# Zoning and Land Use



## Proposed Use:

To allow for a mixed-use development to include retail pads (~9.2 acres), multifamily (~27.3 acres), single-family (~51.5 acres), and a school site (~40 acres).

## Area Development Plan:

Southside

## Future Land Use Map:

Flood Plain Conservation, Medium-Density Residential

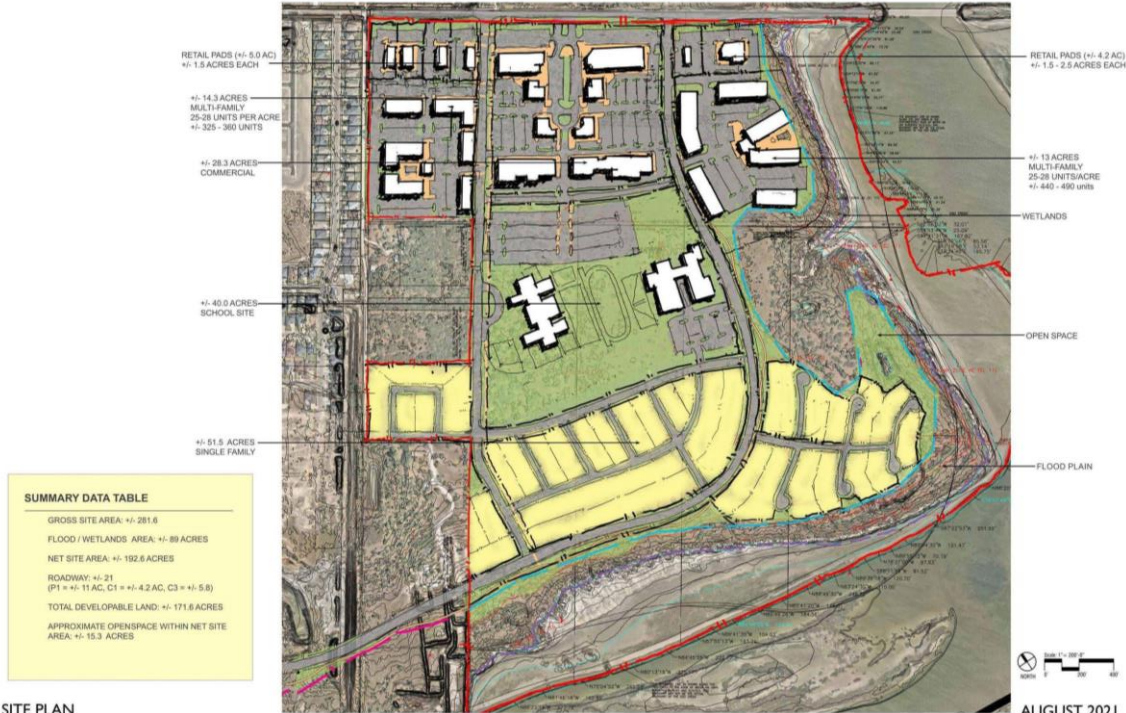
## Existing Zoning:

“FR” Farm Rural, “RE” Residential Estate

## Adjacent Land Uses:

- North: Vacant, Agriculture, Public Semi-Public, Zoned “CG-2”
- South and East: Conservation/Preservation, Water, Zoned “RS-6”
- West: Vacant, Low-Density Residential, Zoned “RS-4.5”

# Proposed Site Plan



SITE PLAN  
YORKTOWN BOULEVARD, CORPUS CHRISTI

AUGUST 2021

Kimley Horn

# Public Notification

50 Notices mailed inside the 200' buffer  
4 Notices mailed outside the 200' buffer

## Notification Area

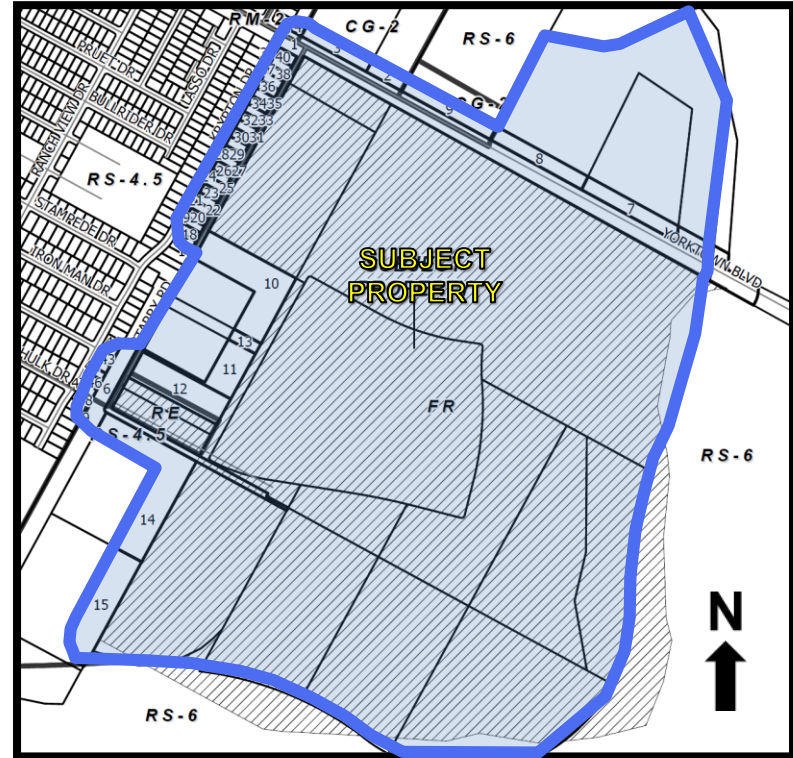
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



\*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



# Staff Analysis And Recommendation

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- The proposed rezoning is inconsistent with the Future Land Use Map which calls for most of the land to be preserved for environmental reasons as the property lands within the 100-year flood plain. However, the area has been home to a shooting range for past decades. Large portions of the subject property were previously owned by the City of Corpus Christi and were to be home to a proposed wastewater treatment plant.
- The subject property is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan such as transitions between land uses and locational needs for public semi-public uses.

**Planning Commission & Staff Recommendation (June 14, 2023):** Approval of the change of zoning from the “FR” Farm Rural District and “RE” Residential Estate District to the “RS-4.5” Single-Family 4.5 District, “CN-1” Neighborhood Commercial District, and the “CG-2” General Commercial District.