

ZONING REPORT

Case ZN8874

APPLICANT & SUBJECT PROPERTY

District: 4

Owner: Pasadena land Holdings, Inc.

Applicant: Benavides Engineering

Address: 7801 Woolridge Road, located along the south side of Woolridge Road, west of Oso Parkway, and east of Ennis Joslin Road.

Legal Description: 17.92 Acres out of Lot 24, Section 27, Flour Bluff and Encinal Farm Garden Tract and 37.19 Acres out of Lots 21-23, Section 27, Flour Bluff and Encinal Farm Garden Tract.

Plat Status: The subject property is not platted.

Acreage of Subject Property: 12.54 acres (Refer to Attachment A)

Pre-Submission Meeting: January 22, 2025

Code Violations: None

ZONING REQUEST

From: "FR" Farm Rural District

To: "RS-4.5" Single-Family 4.5 District

Purpose of Request: To allow for a medium-density residential subdivision.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Southside Area Development Plan (Adopted on March 17, 2020).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Agricultural	Medium-Density Residential
North		Agricultural, Transportation (Woolridge Road), Public/Semi-Public	Medium-Density Residential, Government
South	"RS-4.5" Single-Family 4.5	Medium-Density Residential, Park	Medium-Density Residential, Permanent Open Space

East			Park, Medium-Density Residential				Permanent Open Space Medium-Density Residential	
West	“FR” Farm Rural,		Agricultural				Medium-Density Residential	
Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Woolridge Road	14	“C1” Minor Residential Collector	-	-	1	1	None Reported	None.
Bicycle Mobility Plan								
The subject property is approximately 0.35 miles west from a planned one-way cycle track on either side of Oso Parkway.								
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provide service to the subject property. The nearest stop is 1-1/4 mile to the north, along South Padre Island Drive.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				October 29, 2025				
Tentative City Council 1 st Reading				December 9, 2025				
Tentative City Council 2 nd Reading				December 16, 2025				
66	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property is a 12.45-acre undeveloped parcel out of an 80-acre parent and unplatted tract slated to be developed as a medium-density residential subdivision. The parcel is located along the south side of Woolridge Road, west of Oso Parkway, and east Rodd Field Road and Victoria Park Drive.

The property to the north of the subject parcel is zoned "FR" Farm Rural District with a current land use of Public/Semi-Public and Low-Density Residential. To the south is the "RS-4.5" Single-Family (the densest of the medium-density residential districts), Victoria Park subdivision with current land uses of medium-density residential. A park out of the Lost Vientos at Terra Mar subdivision, abuts the parcel immediately to the east. To the west is the remainder of the larger tract.

The applicant is requesting a change of zoning to allow denser residential subdivision. The “RS-4.5” Single-Family 4.5 District permits single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Housing and Neighborhoods:
 - New cost-effective residential subdivisions are established in high-growth corridors to support the demand for new housing.
- Future Land Use, Zoning, and Urban Design
 - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Corpus Christi has well-designed neighborhoods and environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

Southside ADP (Area Development Plan) and FLUM (Future Land Use Map)

Consistency:

The proposed rezoning is consistent with the Area ADP and the future land use designation of Medium-Density Residential.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The rezoning request is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of the Medium-Density Residential.
- The proposed request is compatible with the present zoning districts and conforming uses of nearby properties and to the character of the surrounding area.
 - Woolridge Road is lined primarily with medium-density residential developments with, followed by modest low-density residential uses, and public/semi-public uses, which are all compatible with the applicant’s proposed zoning district. This pattern is consistent between Holly Road and the Oso and Oso Parkway, east of Rodd Field Road, and although less prominent, is also particular to the west of Rodd Field Road.

- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment. The applicant's request, if approved, will not have a negative impact upon the surrounding neighborhood.

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit

STATE OF TEXAS COUNTY OF NUECES

Field notes of a 12.545 acre tract being a portion of Lot 23 and Lot 24, Section 27, "Flour Bluff and Encinal Farm and Garden Tracts" as shown on the plat recorded in Volume "A", Pages 41 – 43, Map Records Nueces County, Texas. Said 12.545 acre tract also being out of a 37.980 acre tract described in a deed recorded in Document No. 2013005688, Deed Records Nueces County, Texas, and a 20.111 acre tract described in a deed recorded in Document No. 2010007433, Deed Records Nueces County, Texas. Said 12.545 acre tract being more particularly described as follows:

BEGINNING at a point in the center of Wooldridge Road, for the east corner of said Lot 24, and for the east corner of this survey.

THENCE with the common line of said Lot 24 and this survey, South $28^{\circ} 43' 37''$ West, at a distance of 32.51 feet pass a $5/8''$ re-bar set as an offset in the southwest right of way of Wooldridge Road and for the north corner of Lot 23, Block 1, "Los Vientos at Terra Mar Unit 1", as shown on a plat recorded in Volume 64, Pages 185 – 186, Map Records Nueces County, Texas, and in all a total distance of 1,323.94 feet to a $5/8''$ re-bar found for the west corner of a 0.64 acre tract described in a deed recorded in Document No. 2004010371, Deed Records Nueces County, Texas, for the north corner of Lot 3, Block 2 of said "Los Vientos at Terra Mar Unit 1", for the east corner of Lot 20, Block 20, "Victoria Park Unit 7", as shown on a plat recorded in Volume 62, Pages 131 – 132, Map Records Nueces County, Texas, for the south corner of said Lot 24, and for the south corner of this survey, from **WHENCE** a $5/8''$ re-bar previously found in the southwest right of way of Calgary Drive and for the north corner of Lot 1, Block 3 of said "Los Vientos at Terra Mar Unit 1", bears South $09^{\circ} 05' 54''$ West, a distance of 168.18 feet.

THENCE with the common line of said Lot 20, said Lot 24 and this survey, North $61^{\circ} 20' 30''$ West, a distance of 985.55 feet to a $5/8''$ re-bar set in the southeast right of way of Regina Drive, for the north corner of Lot 1, Block 20, "Victoria Park Unit 5", as shown on a plat recorded in Volume 61, Pages 91 - 92, Map Records Nueces County, Texas, in the southwest line of said Lot 23, and for the west corner of this survey, from **WHENCE** a $5/8''$ re-bar found in the southeast right of way of Victoria Park Drive, for the north corner of Lot 1, Block 13, "Victoria Park Unit 3", as shown on a plat recorded in Volume 56, Page 93, Map Records Nueces County, Texas, and in the southwest line of Lot 22 of said "Flour Bluff and Encinal Farm and Garden Tracts", bears North $61^{\circ} 20' 30''$ West, a distance of 925.65 feet.

THENCE across said Lot 23 and with an outside line of this survey, North $28^{\circ} 39' 30''$ East, a distance of 65.00 feet to a $5/8''$ re-bar set for an outside corner of this survey.

THENCE across said Lot 23 and with an inside line of this survey, South $61^{\circ} 20' 30''$ East, a distance of 580.00 feet to a $5/8''$ re-bar set for an inside corner of this survey.

THENCE across said Lot 24 and with an inside line of this survey, North 28° 39' 30" East, a distance of 178.50 feet to a 5/8" re-bar set for an outside corner of this survey.

THENCE across said Lot 24 and with an inside line of this survey, South 61° 20' 30" East, a distance of 27.03 feet to a 5/8" re-bar set for an inside corner of this survey.

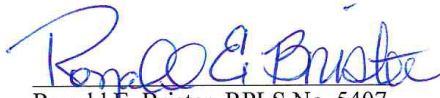
THENCE across said Lot 24 and with an inside line of this survey, North 28° 39' 27" East, at a distance of 1,050.25 feet pass a 5/8" re-bar set as an offset in the southwest right of way of Wooldridge Road, and in all a total distance of 1,080.26 feet to a point in the center of Wooldridge Road, in the northeast line of said Lot 24, and for the north corner of this survey.

THENCE with the common line of the center of Wooldridge Road, said Lot 24 and this survey, South 61° 22' 09" East, a distance of 380.12 feet to the **POINT of BEGINNING** of this tract, and containing 12.545 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day June 27, 2025 and is correct to the best of my knowledge and belief.

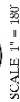


Ronald E. Brister, RPLS No. 5407

Date: July 7, 2025



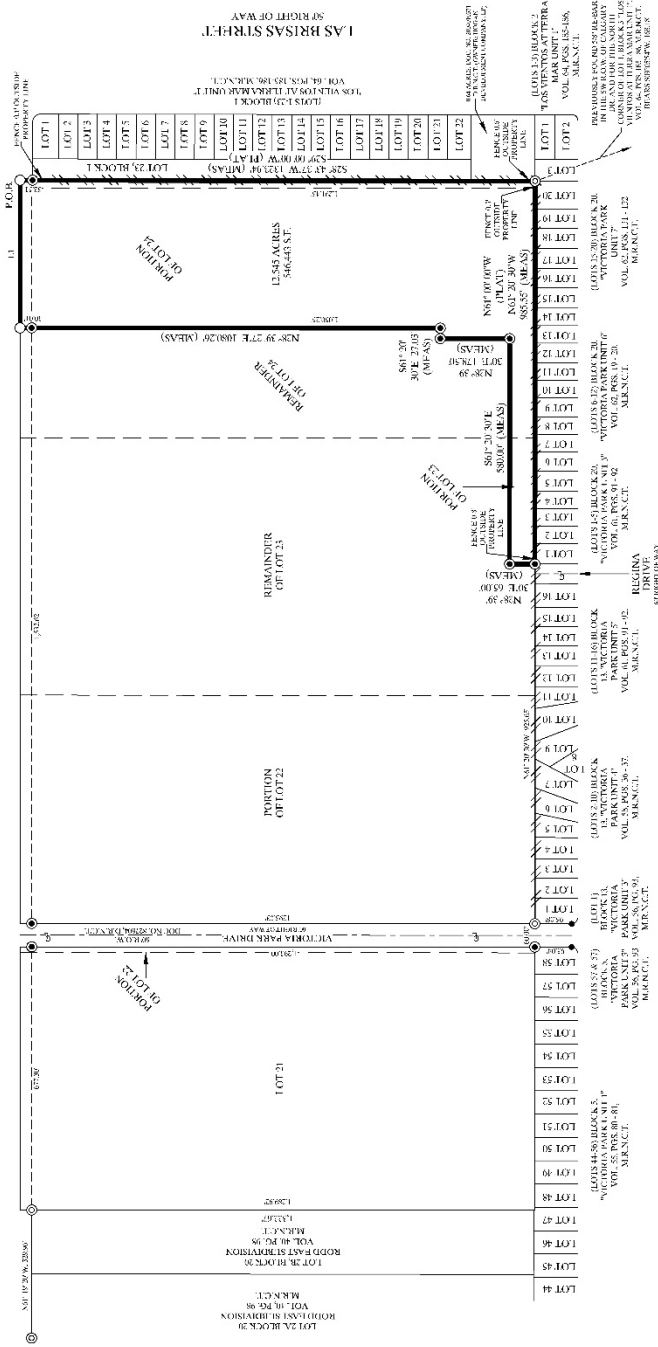
Job No. 250899



A 12.545 ACRE TRACT BEING A PORTION OF LOT 23 AND LOT 24, SECTION 27, T40R10E11N, AND FOWLER FARM AND GARDIN TRACTS' AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUTCRACK COUNTY, TEXAS, SAID 12.545 ACRE TRACT ALSO BEING OUT OF A 37.980 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2010065688, DITTO RECORDS NUTCRACK COUNTY, TEXAS, SAID 12.545 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2010007433, DITTO RECORDS NUTCRACK COUNTY, TEXAS.

T.1-S61°22'09"E
 380.12' (MTAS)
 L.1-S61°30'00"E
 (PLAT)

WOOLDRIDGE ROAD
RIGHT OF WAY VARIES



THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR EUTILITIES ON THIS PROPERTY.

SURVEY NOTES:
 1. TOTAL SURVEYED AREA IS 12.45 ACRES.
 2. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4206 DATUM.
 3. SET 50' REBAR = STILL REBAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 4. A METERS AND HOURS IN DESCRIPTION OF EQUIPMENT ACCOMPANY THIS SURVEY.

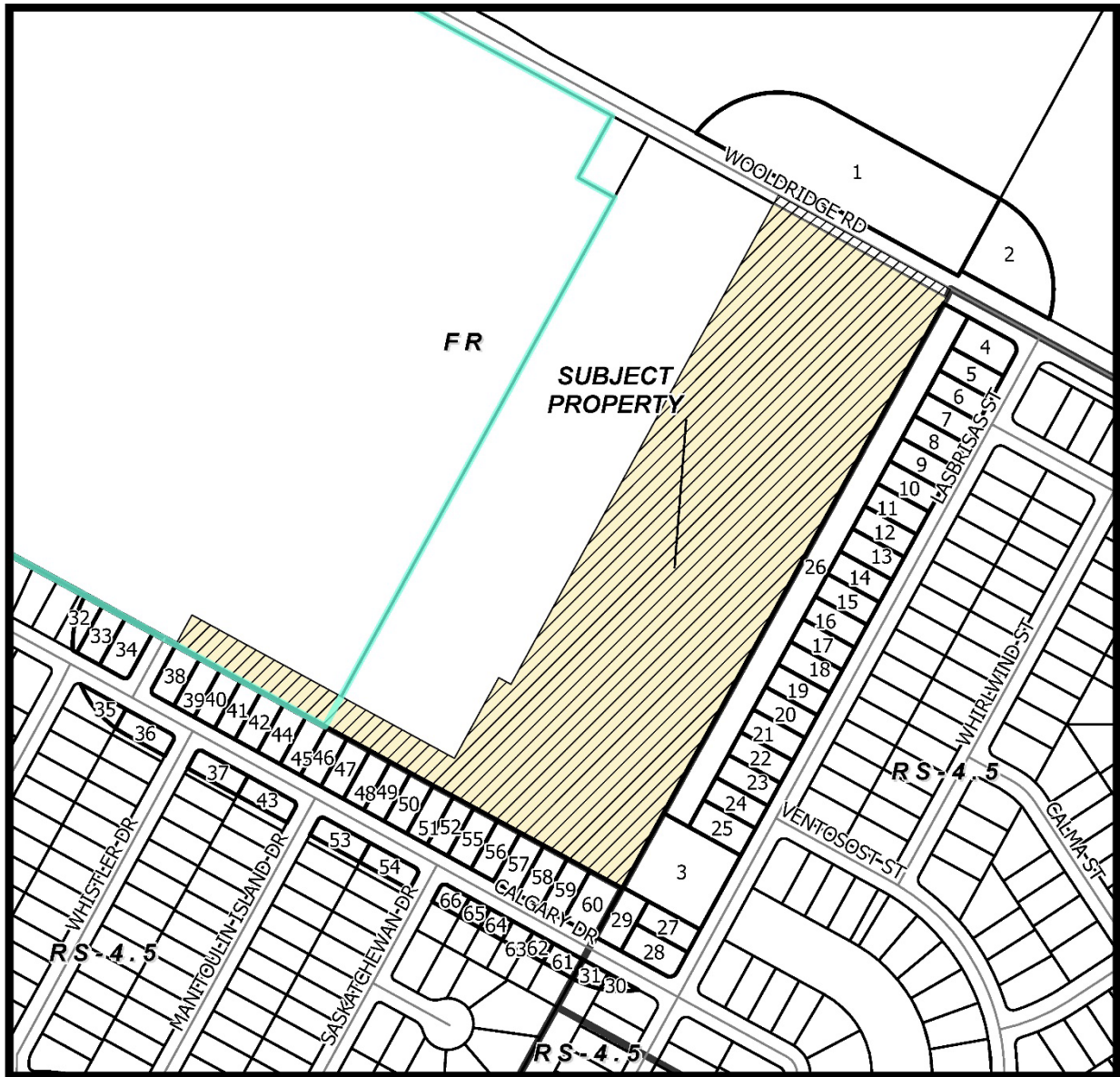


Ronald E. Bueter

THIS SURVEY HAS BEEN PERFORMED WITHOUT
'THE BENEFIT OF A TITLE COMMITMENT'.

668052 ON BLOT

(B) Existing Zoning and Notice Area Map



CASE: ZN8874 Zoning and notice Area

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

 Subject Property
with 200' buffer

 Owners
in favor

 Owners
in opposition

