

Zoning Case No. ZN9079, MVR Construction Company Inc. (District 3).

Ordinance rezoning a property at or near 5514 Greenwood Drive from the “CG-2” General Commercial District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 134.53 acres out of Lot 3, 4, 5, and 6, Section 4, Bohemian Colony Lands, as described and shown in Exhibit “A”, from:

the “CG-2” General Commercial District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay.

The subject property is located at or near **5514 Greenwood Drive**. Exhibit A, metes and bounds and Exhibit B, a map, are attached to and incorporated in this ordinance.

SECTION 2. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. Planned Unit Development Guidelines and Master Site Plan: The Owners shall develop the properties in accordance with the Planned Unit Development (PUD) Guidelines and Master Site Plan, attached as Exhibit C, and to the satisfaction of the Technical Review Committee (TRC).

2. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
3. Time Limit: An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted, or if no building permit is required, a certificate of occupancy has been issued.

SECTION 3. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2026.

PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

EXHIBIT A



Project No. 250503
March 31, 2026

EXHIBIT A
134.53 ACRE
ZONING TRACT

STATE OF TEXAS §
COUNTY OF NUECES §

FIELDNOTES, for a 134.53 Acre Zoning Tract, situated in the Enrique Villareal Survey, Abstract No.1, Nueces County, Texas, out of Lot 3,4,5, and 6, Section 4, Bohemian Colony Lands, as shown by Plat, recorded in Volume A, Page 48, Map Records of Nueces County, Texas, comprising portions of a called 81.76 Acre Tract, as described in a Special Warranty Deed from BOCO Development Company, LLC to MVR Construction Company, Inc., recorded in Document No. 2022041944, Official Public Records of Nueces County, Texas, a portion of a called 52.269 Acre Tract, as described in a Special Warranty Deed from BOCO Development Company, LLC to MVR Construction Company, Inc., recorded in Document No. 2025000632, Official Public Records of Nueces County, Texas, and portions of a called 29.725 Acre Tract, referenced as Tract I and a called 4.915 Acre Tract referenced as Tract II, as described in a General Warranty Deed from South Padre Investment, LP to MVR Construction Company, Inc. recorded in Document No. 2026006899, of the said Official Public Records; said 134.53 Acre Zoning Tract being more fully described by metes and bounds as follows:

BEGINNING, at a Nail Found in Concrete, for a common corner of a called 3 Acre Tract, as described in a Warranty Deed with Vendor's Lien, from James B. Ragan to Maldonado Joint Ventures, recorded in Document No. 2013037438, said Official Public Records, and the said 52.269 Acre Tract;

THENCE, North 61°48'51" West, at 500.24 Feet pass a 5/8 Inch Iron Rod with cap stamped "Urban Engr" Found, for the common corner of Holly Road Industrial Tracts, Lot 2, Section 1, as shown by Plat, recorded in Volume 28, Page 40, said Map Records, and the said 3 Acre Tract, at 998.16 Feet pass a 1 Inch Pipe Found, for a common corner of Holly Road Industrial Tracts, Lot 1, Block 2, as shown by Plat, recorded in Volume 61, Page 182, said Map Records, and the said Holly Road Industrial Tracts, Lot 2, Section 1, at 1185.49 Feet pass a common corner of the said 81.76 Acre Tract and the said 52.269 Acre Tract, in all 1333.44 Feet, to a 5/8 Inch Iron Rod with cap stamped "Urban Engr" Found, for a common corner of the said Holly Road Industrial Tracts, Lot 1, Block 2, and the said 81.76 Acre Tract;

THENCE, over and across the said 81.76 Acre Tract and the said 52.269 Acre Tract, with the boundary of this Tract for the following (6) calls:

- 1) North 28°43'54" East, 11.31 Feet;
- 2) North 61°19'41" West, 967.38 Feet;
- 3) North 28°40'19" East, 1864.00 Feet;
- 4) South 61°19'41" East, 750.00 Feet;
- 5) North 28°40'19" East, 380.19 Feet;

TBPELS FIRM NO. 10194750
WWW.CARRLANDSURVEY.COM

HEADQUARTERS
6537 S. STAPLES ST. STE. 125 #357
CORPUS CHRISTI, TX 78413
361.248.1850

J.CARR
LAND SURVEYING
BRANCH OFFICE
701 N. US HWY 281 STE. H #193
MARBLE FALLS, TX 78654
830.321.4569



- 6) South 61°52'08" East, at 1034.12 Feet pass a 5/8 Inch Iron Rod Found, for an inner ell corner of the said 52.269 Acre Tract, in all 1094.12 Feet, to a 5/8 Inch Iron Rod with cap stamped "Brister Surveying" Found, for a common corner of the said 29.725 Acre Tract and the said 52.269 Acre Tract;

THENCE, North 28°40'19" East, with the Northwest boundary of the said 29.725 Acre Tract, 60.00 Feet, to the common corner of Lot 11, Block 3, S.P.I.C.E. Plaza, as shown by Plat, recorded in Volume 61, Page 44, said Map Records, and the said 29.275 Acre Tract;

THENCE, South 61°52'08" East, with the common boundary of the said Lot 11, Block 3 and the said 29.725 Acre Tract, at 777.23 Feet, pass the East corner of the said 29.275 Acre Tract, at 842.10 Feet pass a 5/8 Inch Iron Rod Found, for the common corner of the said Lot 11 and Lot 1, Block 1, Dealemart Corpus Christi, as shown by Plat, recorded in Volume 70, Page 346, said Map Records, in all 859.97 Feet, to a 1/2 Inch Iron Rod with blue cap stamped "JCARR 6458" Set, for the East corner of the said 4.915 Acre Tract and this Tract, **from whence** a TXDOT Type II Monument Found, on the Northwest Right-of-Way of SH 286 Crosstown Expressway, for the South corner of the said Lot 1, Block 1 bears South 61°52'08" East, 782.23 Feet;

THENCE, South 28°40'19" West, with the Southeast boundary of the said 4.915 Acre Tract, 2322.64 Feet, to the South corner of this Tract, **from whence** a 1/2 Inch Iron Rod with blue cap stamped "JCARR 6458" Set, on the Northeast Right-of-Way of Holly Road, for the South corner of the said 4.915 Acre Tract bears South 28°40'19" West, 257.35 Feet;

THENCE, North 61°19'41" West, 343.24 Feet;

THENCE, North 61°19'33" West, 60.00 Feet, to the **POINT OF BEGINNING**, containing 134.53 Acres (5,860,310 SqFt) of Land, more or less.

Grid bearings and distances herein are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless the fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Exhibit B of the Zoning Tract described herein.



James D. Carr

James D. Carr, RPLS
TX License No. 6458

Date: 03/31/2026

J.CARR
LAND SURVEYING

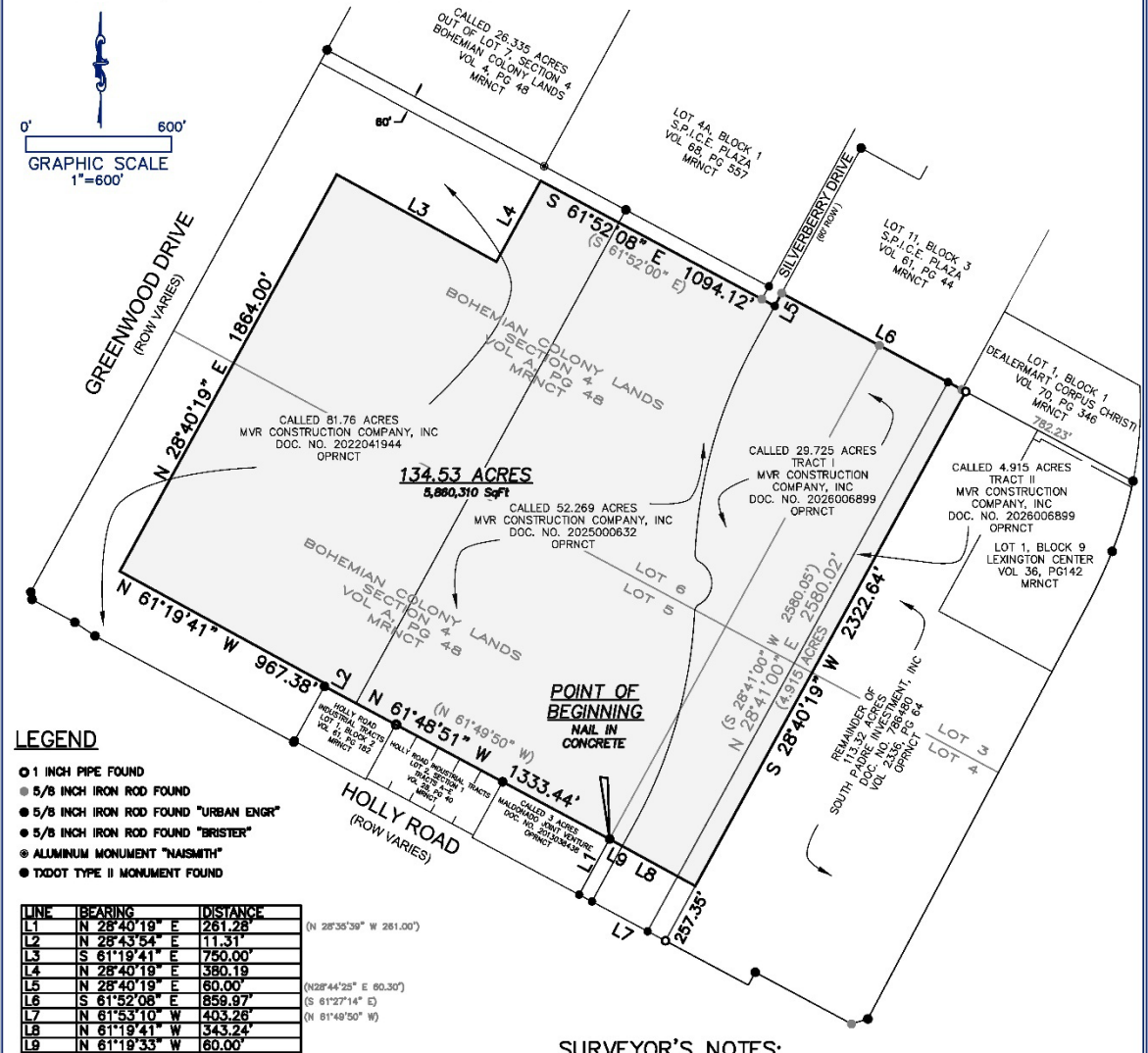
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WWW.CARRLANDSURVEY.COM

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EXHIBIT B

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SURVEYOR'S NOTES:

- 1.) Grid bearings and distances hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00. (Record Bearing/Distance)
- 2.) The purpose of this Exhibit is for Re-Zoning, and a subdivision based on this depiction may be in violation of the current subdivision ordinance per the local authority.

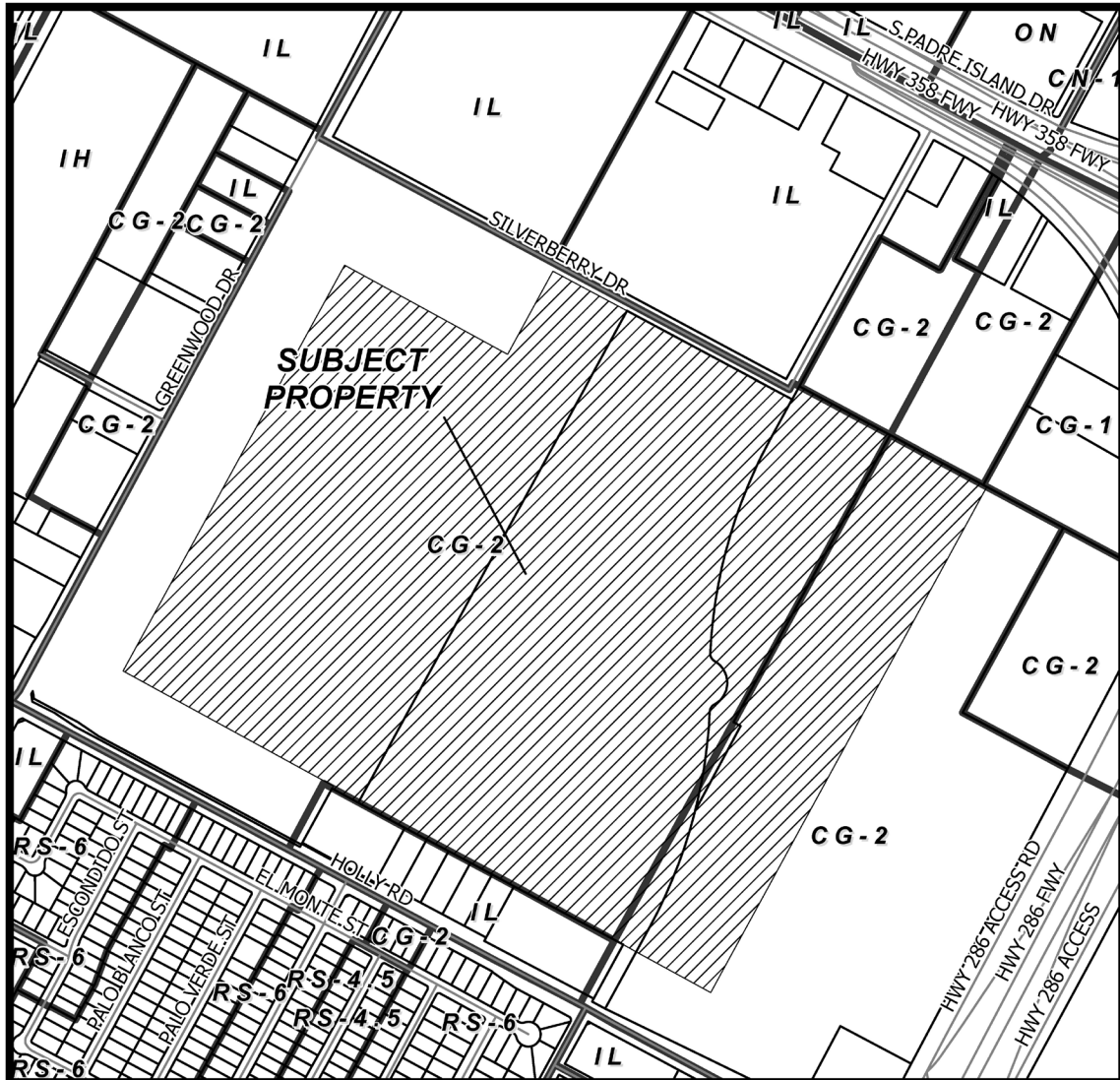
DRAWN BY: JDC SCALE: 1"=600' JOB NO: 250503-2 DATE: REV260331 1 of 1

J.CARR
LAND SURVEYING

Headquarters
6537 S. STAPLES STREET SUITE 125 #357
CORPUS CHRISTI, TEXAS 78413
361-248-1850
info@jcarlandsurvey.com

Branch Office
701 N US HWY 281 SUITE H #193
MARBLE FALLS, TEXAS 78654
830-321-4569
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EXHIBIT B



CASE: ZN9079

SUBJECT PROPERTY WITH ZONING

Subject Property

A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
B-1 Neighborhood Business District	R-1B One Family Dwelling District
B-1A Neighborhood Business District	R-1C One Family Dwelling District
B-2 Bayfront Business District	R-2 Multiple Dwelling District
B-2A Barrier Island Business District	RA One Family Dwelling District
B-3 Business District	RE Residential Estate District
B-4 General Business District	R-TH Townhouse Dwelling District
B-5 Primary Business District	SP Special Permit
B-6 Primary Business Core District	T-1A Travel Trailer Park District
BD Corpus Christi Beach Design Dist.	T-1B Manufactured Home Park District
F-R Farm Rural District	T-1C Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	

LOCATION MAP

EXHIBIT C

Holly Estates P.U.D. Summary

DEVELOPMENT DESCRIPTION

MVR Construction proposes to develop the Holly Estates (PUD) on a vacant tract of land located south of the intersection of Greenwood Drive and Holly Road. The proposed development will consist of 920 single-family lots, 1 multi-family lot and 11 commercial lots.

PROPERTY AND ADJOINING LAND USE AND ZONING

The property is currently vacant undeveloped property. The current zoning is CG-2. The concept for the Holly Estates P.U.D is to incorporate single-family, multi-family and commercial lots. The requested deviations are for all single-family homes, ranging from 4,000 to 4,320 square feet, which are less than the typical RS-4.5 minimum.

The property to the West includes a church and automotive zoned CG-2. The property to the south is fully developed single family residential subdivisions, zoned RS-6. The property to the North includes commercial development and is zoned IL. The property to the east is vacant farm land and is zoned CG-2.

VICINITY AND LOCATION

The subject property is located in Corpus Christi, south of the intersection of Greenwood Drive and Holly Road.

SITE PLAN & LOT LAYOUT

A Master Site Plan is provided which illustrates the proposed layout of lots. The total area to be platted in multiple phases contains 168.64 acres of land out of which 134.53 acres of land is to be rezoned. The purpose of the request is to rezone from commercial CG-2 to residential RS 4.5 and develop the Holly Estates PUD land with specific deviations to accommodate the unique size and shape of the land. Major collector streets are proposed within this subdivision which connects Greenwood Drive, Holly Road and Silverberry Drive. The typical sizes of the proposed residential lots will be 40'x100', 45'x96', 45'x100', 50'x96', 50'x100'. Future phases are anticipated every two years and will have 50-100 lots each. A multi-family lot is proposed adjacent to the existing TxDOT office. Commercial lots are proposed adjacent to Holly Road and Greenwood Drive. Detention ponds will be provided along the proposed collector R.O.W.

DEVELOPMENT DEVIATIONS

Deviations from the subdivision standards are as follows:

1. The minimum lot area is reduced to 4,000 square feet.
2. The minimum lot width is reduced to 40-feet.
3. The maximum block length is increased to 2,300 feet.

Holly Estates P.U.D. Summary

TABLES

PUD Deviations		
Item	RS 4.5	PUD
Minimum Lot Area (single-family)	4,500	4,000
Minimum lot width	45 ft.	40 ft.
Minimum Setback (YR) - Street (Front)	20 ft.	20 ft.
Minimum Setback (YR) - Side (single)	5 ft.	5 ft.
Minimum Setback (YR) - Rear	5 ft.	5 ft.
Maximum Block Length	1,600 ft.	2,300 ft.

Proposed Land Use Area Breakdown		
Land use	Area (SF)	% of PUD area
Proposed single-family area	5,930,075	82%
Proposed multi-family area	389,890	5%
Proposed commercial area	907,510	13%
Property area in PUD	7,227,475	100%

Proposed Lot Breakdown	
Lot Type	No. Lots
Single-family	920
Multi-family	1
Commercial	11

