



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 22, 2023  
Second Reading for the City Council Meeting of August 29, 2023

**DATE:** August 22, 2023

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Development Services Department  
Alraymond@cctexas.com  
(361) 826-3275

**Rezoning for a property at or near  
8101 Yorktown Boulevard**

**CAPTION:**

Zoning Case No. 0623-01, MPM Development, LP, Corpus Christi Independent School District, and the City of Corpus Christi (District 5). Ordinance rezoning property at or near 8101 Yorktown Boulevard from the “FR” Farm Rural District and the “RE” Residential Estate District to the “RS-4.5” Single-Family 4.5 District, the “CN-1” Neighborhood Commercial District, and the “CG-2” General Commercial District. Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommended approval).

**PURPOSE:**

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).

**BACKGROUND AND FINDINGS:**

The City of Corpus Christi, the Corpus Christi Independent School District (CCISD), and MPM Development, LP have come to an agreement to rezone the subject property. A portion of the lot is being developed as a CCISD elementary school. MPM Development, LP will pursue future commercial and residential developments.

The subject property includes lots that are vacant, along with agricultural and public semi-public uses zoned “FR” Farm Rural District and “RE” Residential Estate District. The subject property is 261.30 acres in size. To the north, are lots that are vacant, along with agricultural, estate residential, and commercial uses, zoned “CG-2” General Commercial District. To the south and east are conservation/preservation uses. To the south is Oso Creek and to the east property is zoned as “RS-6” Single-Family 6 District. To the west are vacant properties and low-density residential uses, zoned “RS-4.5” Single-Family 4.5 District.

The “RS-4.5” Single-Family 4.5 District provides for residential development and redevelopment at a higher density than other zoning districts and has a limited number of public and civic uses including community service uses (subject to limitations), places of worship, and educational facilities.

The “CN-1” Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales and services and service-oriented uses, vehicle sales and services, and water-oriented uses.

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 floodplain. 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.

*Public Input Process*

Number of Notices Mailed: 50 within the 200-foot notification area, and 4 outside the notification area.

*As of August 18, 2023:*

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

A total of 0% of the 200-foot notification area is in opposition.

**RECOMMENDATION:**

Planning Commission and Staff recommended 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.

*Vote Results*

For: 7  
Against: 0  
Absent: 2

**ALTERNATIVES:**

Denial 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.

**FINANCIAL IMPACT:**

There is no fiscal impact associated with this item.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report