

ZONING REPORT

CASE ZN9079

APPLICANT & SUBJECT PROPERTY

District: 3

Owner: MVR Construction Company Inc.

Applicant: MVR Construction Company Inc.

Address: 5514 Greenwood Drive, located along the east side of Greenwood Drive, the north side of Holly Road, the south side of Silverberry Drive, south of South Padre Island Drive (State Highway 358), and west of State Highway 286 (Crosstown Expressway).

Legal Description: 134.53 acres out of Lot 3, 4, 5, and 6, Section 4, Bohemian Colony Lands

Plat Status: The subject property is not platted.

Acreage of Subject Property: 134.53 acres. Refer to Attachment A, Metes and Bounds.

Date Application Deemed Complete: July 15, 2026

Code Violations: None.

ZONING REQUEST

From: "CG-2" General Commercial District

To: "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay

Purpose of Request: To allow a residential subdivision with lot size deviations.

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 Westside Area Development Plan (Adopted on January 10, 2023).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is within the MCAOD district of NOLF (Naval Outlying Landing Field) Cabaniss.

Zoning District		Existing Land Use	Future Land Use
Site	"CG-2" General Commercial	Agricultural	Mixed-Use
North		Agricultural, Commercial	
South		Agricultural, Light Industrial, Commercial	
East		Commercial	

West	“CG-2” General Commercial, “IL” Light Industrial		Agricultural		Mixed-Use			
UTILITY MASTER PLANS								
Service	Existing Conditions			Master Plan Improvements				
Water	A 12-inch PVC (active and public) distribution line along the north side of Silverberry Drive.			No Planned Improvements.				
Wastewater	A 10-inch PVC (active and public) gravity main line exists along the north side of Silverberry Drive.			Future force main planned along Silverberry Drive.				
Stormwater	A 24-inch RCP (active and public) stormwater pipe exists along the north side of Silverberry Drive.			Planned improvements (culvert) proposed along Silverberry Drive				
Gas	A 6-inch WS (active) grid main exists along the north side of Silverberry Drive.			Not applicable.				
ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Silverberry Drive	7	“Local”	-	-	1	1	No Data	Intersection Improvements
Silverberry Drive (Proposed & Unbuilt)	7	“C1” Minor Residential Collector	-	-	-	-	Not Built	No Improvements Planned
Martin Street (Proposed & Unbuilt)	7	“C1” Minor Residential Collector	-	-	-	-	Not Built	No Improvements Planned
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Route 24S, Los Encinos/ Kostoryz, with stops along the west side of Greenwood Drive and south of Holly Road.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission					August 5, 2026			
City Council 1 st Reading					September 8, 2026			
City Council 2 nd Reading					September 15, 2026			
12	Notices mailed to property owners within 200 feet of the subject property							

0	In Opposition	1	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:

The subject property consists of a 134.53-acre undeveloped parcel located within a 168.64-acre parent tract inside the Westside Area Development Plan boundaries. The parent tract is situated between South Padre Island Drive, Greenwood Drive (abutting its western boundary), Holly Road (abutting its southern boundary), and State Highway 286 (Crosstown Expressway). The remaining portions of the parent tract—primarily strips along Greenwood Drive, an A1-class arterial, and Holly Road, an A2-class arterial—are planned for commercial development under the existing “CG-2” General Commercial District, including one multifamily development.

The surrounding sub-area has been characterized by medium-density residential development since the early 1980s. Following annexation, most of the area was assigned the “RS-6” Single-Family District, facilitating residential subdivision activity. In contrast, the parent tract was rezoned to “CG-2” General Commercial District in 1984. The recently adopted Roadway Master Plan identifies two future “C1” Minor Residential Collectors: one curving to connect Greenwood Drive and Silverberry Drive, and another connecting Martin Street to State Highway 286 (Crosstown Expressway).

Properties to the north, south, east, and west are zoned “CG-2” General Commercial District and contain a mix of agricultural, commercial, and light industrial land uses. The subject property abuts portions of the remainder of the parent tract along its western, eastern, and select southern boundary segments.

The applicant is requesting a zoning change, including a Planned Unit Development (PUD) Overlay, to allow a medium-density residential subdivision with deviations from minimum lot size standards. The “RS-4.5” Single-Family 4.5 District requires a minimum lot size of 4,500 square feet and a minimum lot width of 45 feet, whereas the proposed PUD would permit a minimum lot size of 4,000 square feet and a minimum width of 40 feet. The site plan also includes a street that exceeds the max block length per UDC 8.2.4.A. Full buildout of the parent tract is anticipated to include approximately 950 single-family lots, and outside of the area of request, 12 commercial lots, with one of the commercial lots planned for multifamily development.

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 *Housing & Neighborhood* and *Future Land Use, Zoning, and Urban Design* elements of the City of Corpus Christi Comprehensive Plan.

Westside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Westside ADP; however, while inconsistent with the future land use designation of Mixed-Use, the area of request is a portion to a larger development to include commercial and multi-family land uses along Holly Road and Greenwood Drive.

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 proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the future land use designation of mixed-use.
 - The rezoning request is part of a broader mixed-use development. This inconsistency does not preclude approval.
 - The applicant's request supports the Comprehensive Plan goal of encouraging residential infill development within or adjacent to existing neighborhoods; and it also aligns with the Westside Area Development Plan's Revitalization vision theme, which encourages a mix of new development on large parcels, the activation of infill sites, which will expand opportunities for local businesses, and serve as a catalyst for the area.
 - Public input collected through the Area Development Plan's online survey during drafting of the document identified single-family housing as a most needed housing option.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - The sub-area is characterized by medium-density residential development activities that dates to the 1980s; a pattern that continues.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
 - The Planned Unit Development (PUD) has been reviewed by the Technical Review Committee, including evaluation of a Level 1 Traffic Impact Analysis for the mixed-use development, and has been found acceptable.
 - The PUD proposes deviations to minimum lot standards: a minimum lot size of 4,000 square feet and a minimum lot width of 40 feet, rather than the required 4,500-square-foot minimum lot size and 45-foot minimum width.
 - The current site plan reflects a net density of approximately 8.83 units per acre, which falls within the medium-density range of 8–13 units per acre.

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

Attachment(s):

- (A) Metes & Bounds Description and Exhibit
- (B) Aerial Map
- (C) Planned Unit Development Plan
- (D) Existing Zoning and Notice Area Map
- (E) Surrounding Properties Notification Roster

(A) Metes & Bounds



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

JCARR
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, Dealermart 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

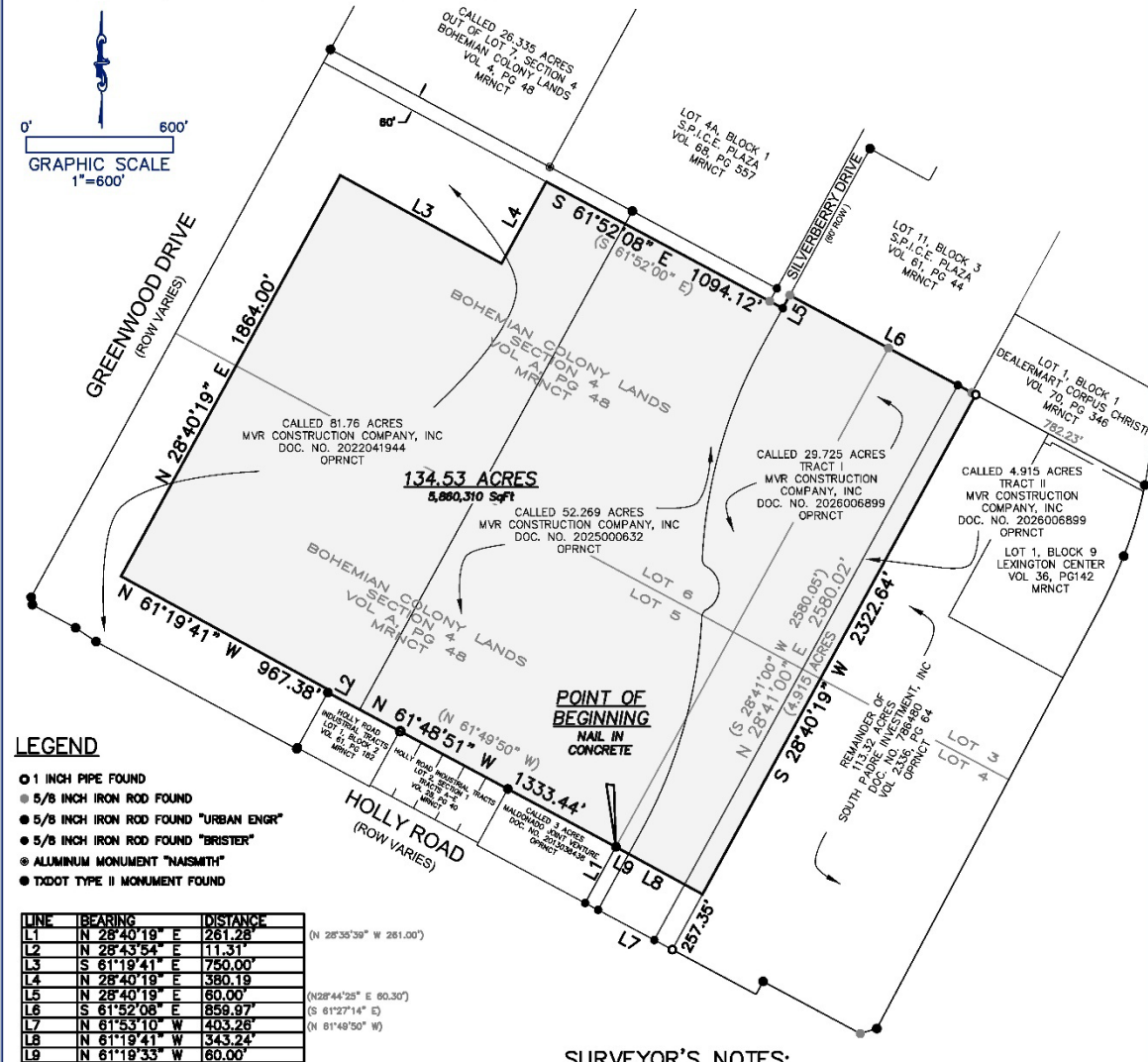
TBPELS FIRM NO. 10194750
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HEADQUARTERS
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CORPUS CHRISTI, TX 78413
361.248.1850

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EXHIBIT B

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.



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.

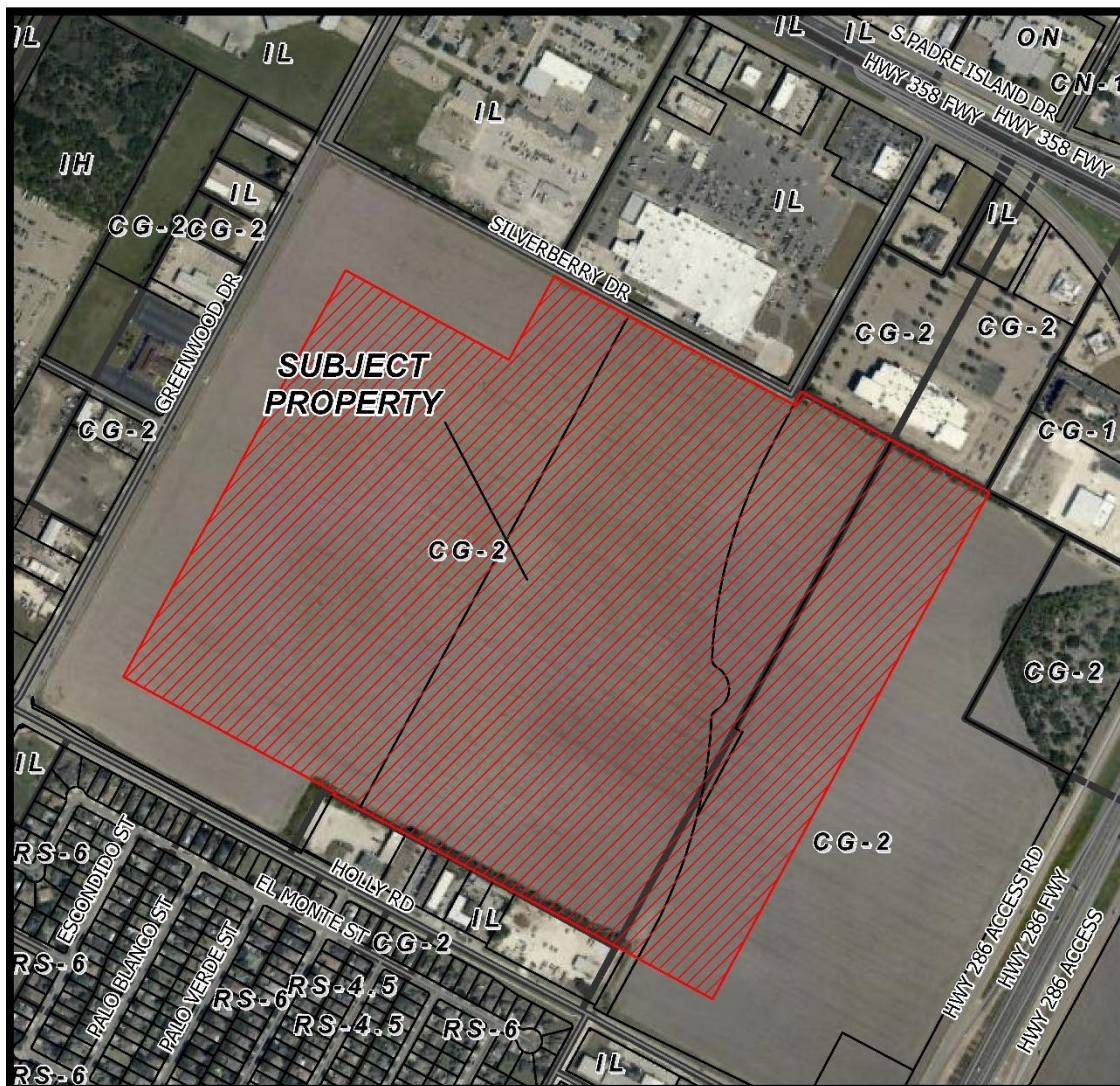
DRAWN BY: JDC | SCALE: 1"=600' | JOB NO: 250503-2 | DATE: REV260331 | 1 of 1

J.C. CARR
LAND SURVEYING

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

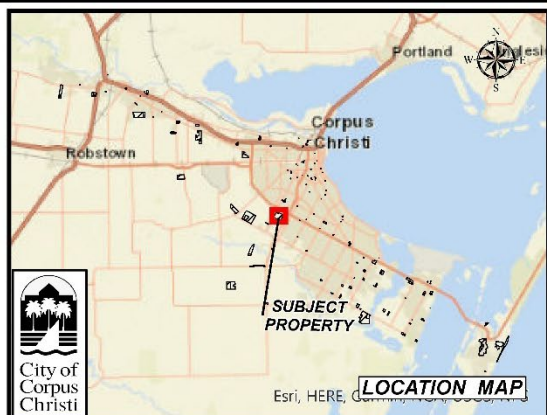
Branch Office
701 N US HWY 281 SUITE H #193
MARBLE FALLS, TEXAS 78654
830-321-4569
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(B) Aerial Map



CASE: ZN9079

Aerial View



(C) Planned Unit Development Plan

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.

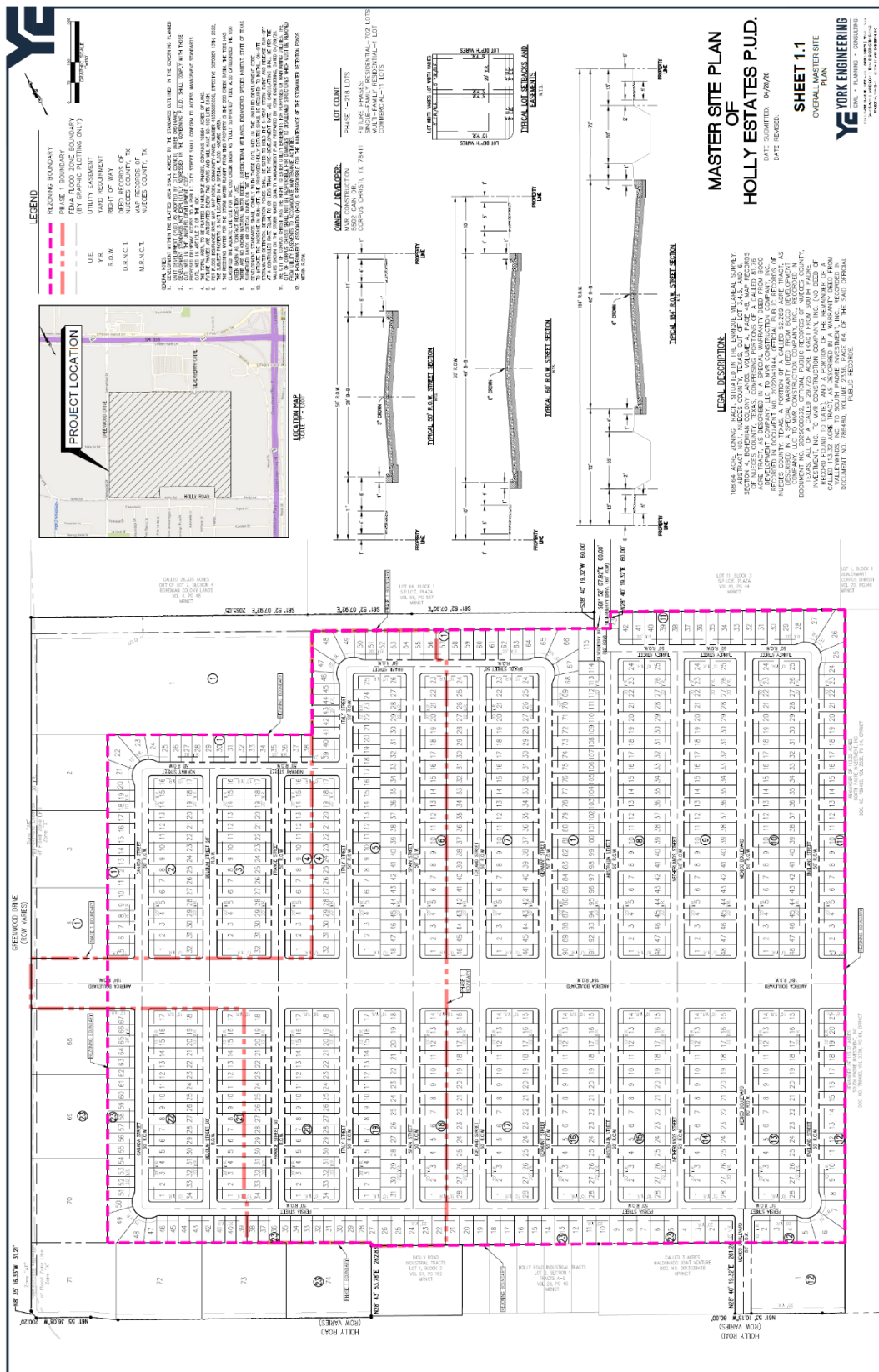
Holly Estates P.U.D. Summary

TABLES

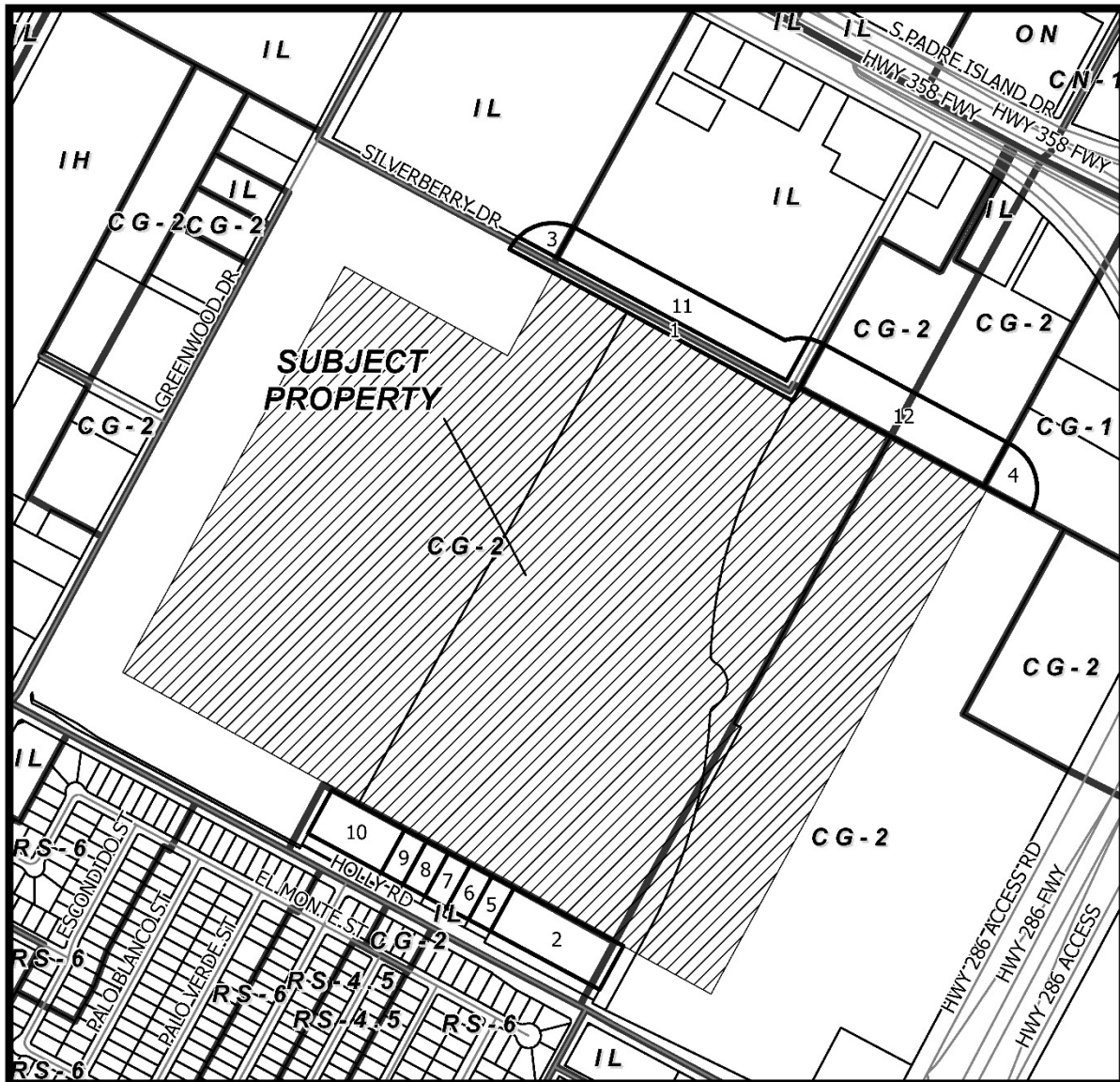
PUD Deviations		
Item	RS 4.5	PUD
Minimum Lot Area (single-family)	4,500	4,000
Minimum lot width	45 ft.	40 ft.
Minimum Setback (YR) - Street (Front)	20 ft.	20 ft.
Minimum Setback (YR) - Side (single)	5 ft.	5 ft.
Minimum Setback (YR) - Rear	5 ft.	5 ft.
Maximum Block Length	1,600 ft.	2,300 ft.

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



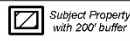
(D) Existing Zoning and Notice Area Map



CASE: ZN9079

Zoning and notice Area

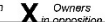
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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	



12 Owners within 200' listed in ownership table



Owners in favor



Owners in opposition



(E) Surrounding Property Notifications Roster

FID	TAXID	NAME	ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1	Renee Couture	ROW	2525 Hygeia Street	Corpus Christi	TX	78415		ZN9079	164360.6232	19.16830815
2	084700040050	MALDONADO JOINT VENTURE	3510 N LOOP 1604 E	SAN ANTONIO	TX	78247-2303	BOHEMIAN COLONY LANDS 2.88 ACS OUT OF LT 5 BK 4	ZN9079	99844.3799	13.7498004
3	084700040072	TEXAS HIGHWAY DEPT	1701 S PADRE ISLAND DR	CORPUS CHRISTI	TX	78416	BOHEMIAN COLONY LANDS 26.335 ACS OUT OF LT 7 SEC 4	ZN9079	17668.3621	2.424888256
4	204100010010	DEALERWART CORPUS REAL ESTATE LLC	2633 S Padre Island Dr	Corpus Christi	TX	78415-1803	BOHEMIAN COLONY LANDS RIK 1 LOT 1	ZN9079	34486.0524	4.74815401
5	350300010010	CBH EQUITY LLC	PO Box 270117	Corpus Christi	TX	78427-0117	HOLLY RD IND TR LT A SEC 1	ZN9079	20804.0559	2.754804789
6	350300010020	CBH EQUITY LLC	PO Box 270117	Corpus Christi	TX	78427-0117	HOLLY RD IND TR LT B SEC 1	ZN9079	19959.9799	2.754236588
7	350300010030	CBH EQUITY LLC	PO Box 270117	Corpus Christi	TX	78427-0117	HOLLY RD IND TR LT C SEC 1	ZN9079	19959.7824	2.7542716275
8	350300010040	CBH EQUITY LLC	PO Box 270117	Corpus Christi	TX	78427-0117	HOLLY RD IND TR LT D SEC 1	ZN9079	19967.4735	2.752521188
9	350300010050	CBH EQUITY LLC	PO Box 270117	Corpus Christi	TX	78427-0117	HOLLY RD IND TR LT E SEC 1	ZN9079	19963.1275	2.749168444
10	350300020010	HAYNES ISABELLE MARIE	3360 SAN ANTONIO ST	CORPUS CHRISTI	TX	78411-1453	HOLLY ROAD INDUSTRIAL TRACT 1.93 ACS OUT OF LT 1 BK 2	ZN9079	66804.6934	9.199628784
11	834000010010	WAL-MART STORES #03-0470	P O BOX 8050 MS 0555	BENTONVILLE	AR	72712-8050	SPICE PLAZA BLK 1 LOT 4A	ZN9079	149657.6553	20.60970173
12	834000030110	STORE SPE STARPLEX LLC	11500 Ash St	LEAWOOD	KS	66211-7804	SPICE PLAZA BLK 3 LOT 11 14.572	ZN9079	168439.6922	23.19621946
									726151.4857	100

						1-MILE RADIUS OF SCHOOLS
ES21 Current Principal	Los Encinos SES Elementary School		1826 Frio	TX	78417	
HS6 Current Principal	Moody High School		1818 Trojan	TX	78416	