

# ZONING REPORT

Case # 0623-01

## Applicant & Subject Property

**City Council District:** 5  
**Owner:** MPM Development, LP, Corpus Christi Independent School District, and the City of Corpus Christi.  
**Applicant:** MPM Development, LP.  
**Address:** 8101 Yorktown, located along the south side of Yorktown Boulevard and the east side of Starry Road.  
**Legal Description:** See Metes and Bounds (Attachment B).  
**Acreage of Subject Property:** 261.30 acres.  
**Pre-Submission Meeting:** February 24, 2023.

## Zoning Request

**From:** “FR” Farm Rural District, “RE” Residential Estate District.  
**To:** “RS-4.5” Single-Family 4.5 District, “CN-1” Neighborhood Commercial District, and the “CG-2” General Commercial District.  
**Purpose of Request:** 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).

## Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	“FR” Farm Rural, “RE” Residential Estate	Vacant, Agriculture, Public Semi-Public	Flood Plain Conservation, Medium-Density Residential
<b>North</b>	“CG-2” General Commercial	Vacant, Agriculture, Estate Residential, Commercial	Flood Plain Conservation, Medium-Density Residential, Commercial
<b>South</b>	“RS-6” Single-Family 6	Conservation/Preservation, Water (Oso Creek)	Flood Plain Conservation, Water
<b>East</b>			
<b>West</b>	“RS-4.5” Single-Family 4.5	Vacant, Low-Density Residential	Flood Plain Conservation, Medium-Density Residential

**Plat Status:** Not platted. An *Application for Land Subdivision* has been received by Development Services and is in the process of revisions.  
**Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):** No.  
**Code Violations:** None.

## Transportation and Circulation

	Designation-Urban Street	Section Proposed	Section Existing
Yorktown Boulevard	“A3” Primary – Arterial Dived	6 Lanes, 130 feet	2 Lanes, 40 feet

**Bond 2020 – Yorktown Boulevard (Project No. 21066):** Street reconstruction from Rodd Field Road to Oso Creek Bridge. The anticipated construction start date is June of 2023 with anticipated completion by July 2026 and a total project value of \$21.76 Million. The street section is to include 130’ ROW, four (4) 12’ lanes with a 16’ median. Additionally, both sides of the road street section include 5’ sidewalks, a 6’ Cycle track, and a 6’ grass buffer.

**Transit:** The Corpus Christi RTA does not provide service to the subject property.

**Bicycle Mobility Plan:** A One-Way Cycle track is proposed on both sides of Yorktown Boulevard parallel to the entire subject property.

**Utilities**

**Gas:** A High Pressure 8” WS line along Yorktown Boulevard.

**Stormwater:** None.

**Wastewater:** A 12” PVC line along Starry Road.

**Water:** A 43” SP line along Yorktown Boulevard.

**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) was adopted in 2016.

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

**Water Master Plan:** Proposed 12-inch water lines (See Attachment D)

**Plan:** Proposed 10” PVC lines (See Attachment D)

**Stormwater Master Plan:** None.

**Public Notification**

Number of Notices Mailed

- 50 within a 200-foot notification area
- 4 outside 200-foot notification area

In Opposition

- 0 inside the notification area
- 0 inside the notification area
- 0% in opposition within the 200-foot notification area (0 individual property owners)

**Public Hearing Schedule**

**Planning Commission Hearing Date:** June 14, 2023

**City Council 1<sup>st</sup> Reading/Public Hearing Date:** August 22, 2023

**City Council 2<sup>nd</sup> Reading Date:** August 29, 2023

**Background:**

The City of Corpus Christi, the Corpus Christi Independent School District (CCISD), and MPM Development 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 will pursue future commercial and residential developments.

**Comprehensive Plan Consistency:**

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
  - Housing and Neighborhoods
    - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.
  - Zoning, Land Use, and Urban Design
    - 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.
- **Future Land Use Map:** The proposed rezoning is inconsistent.
  - Designated Future Land Use: Flood Plain Conservation, Medium-Density Residential.
- **Area Development Plan (Southside):** The proposed rezoning is consistent with the following:
  - Policy Initiatives:
    - Promote land development that enhances the character and opportunities in the Southside.

**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 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 are 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.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities,

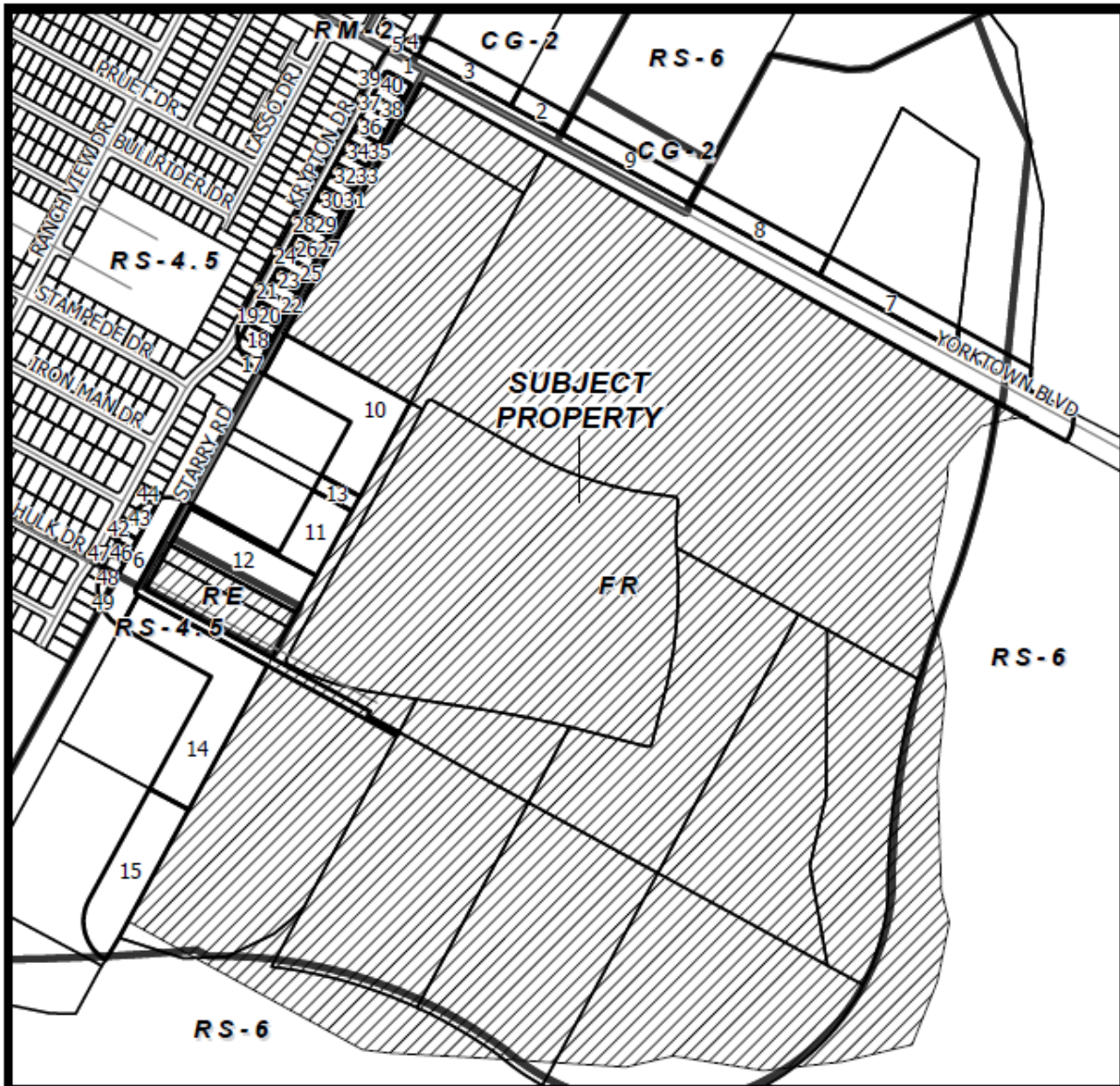
Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning.

**Planning Commission and Staff Recommendation (June 14, 2023)**: Approval of the change of zoning from the “F” 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.

**Attachments:**

- A. Zoning and Notice Area Map
- B. Metes and Bounds
- C. Site Map

**ATTACHMENT A: ZONING AND NOTICE AREA**



**CASE: 0623-01**  
**Zoning and notice Area**

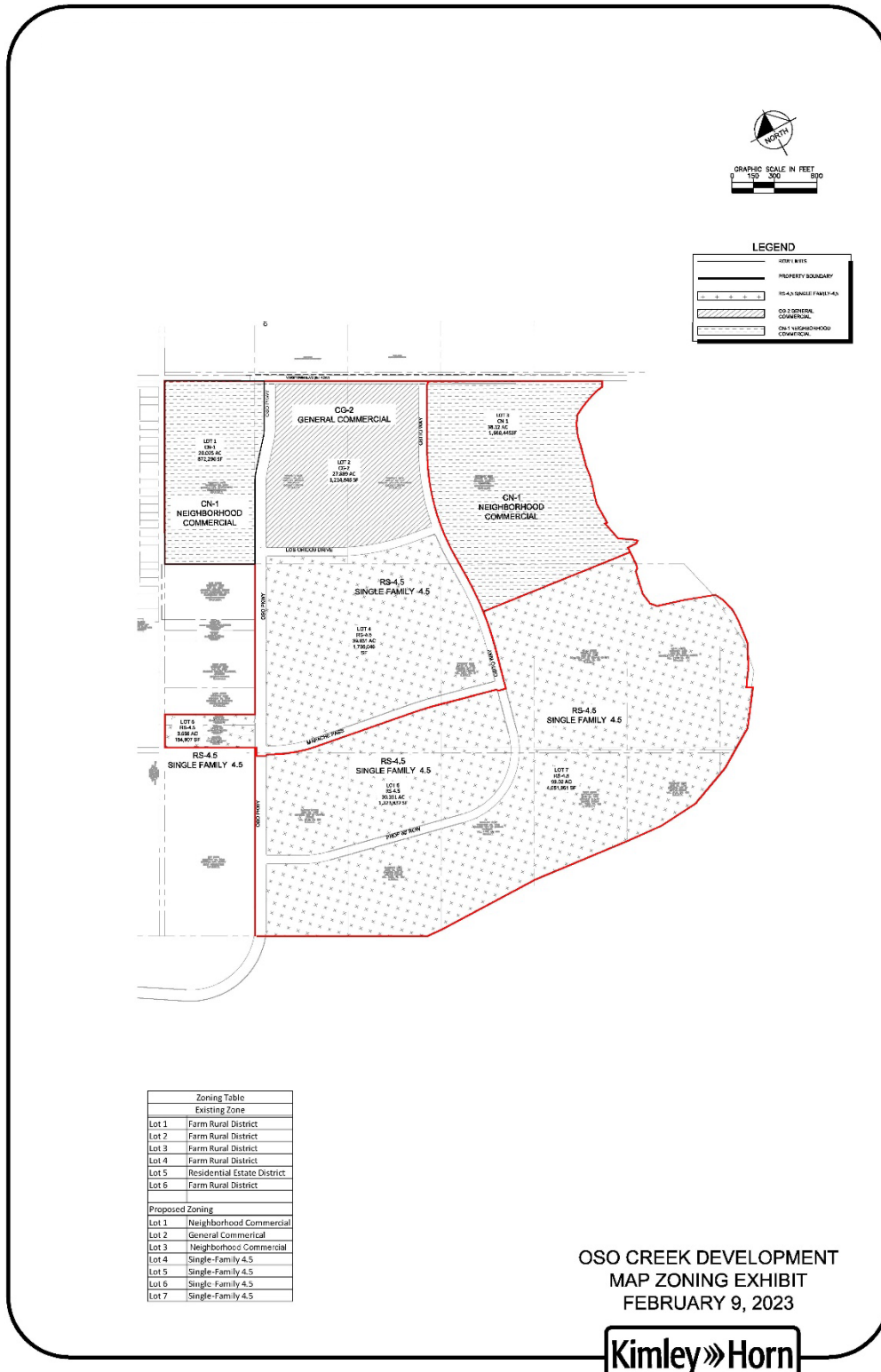
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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
- 4 Owners within 200' listed on attached ownership table

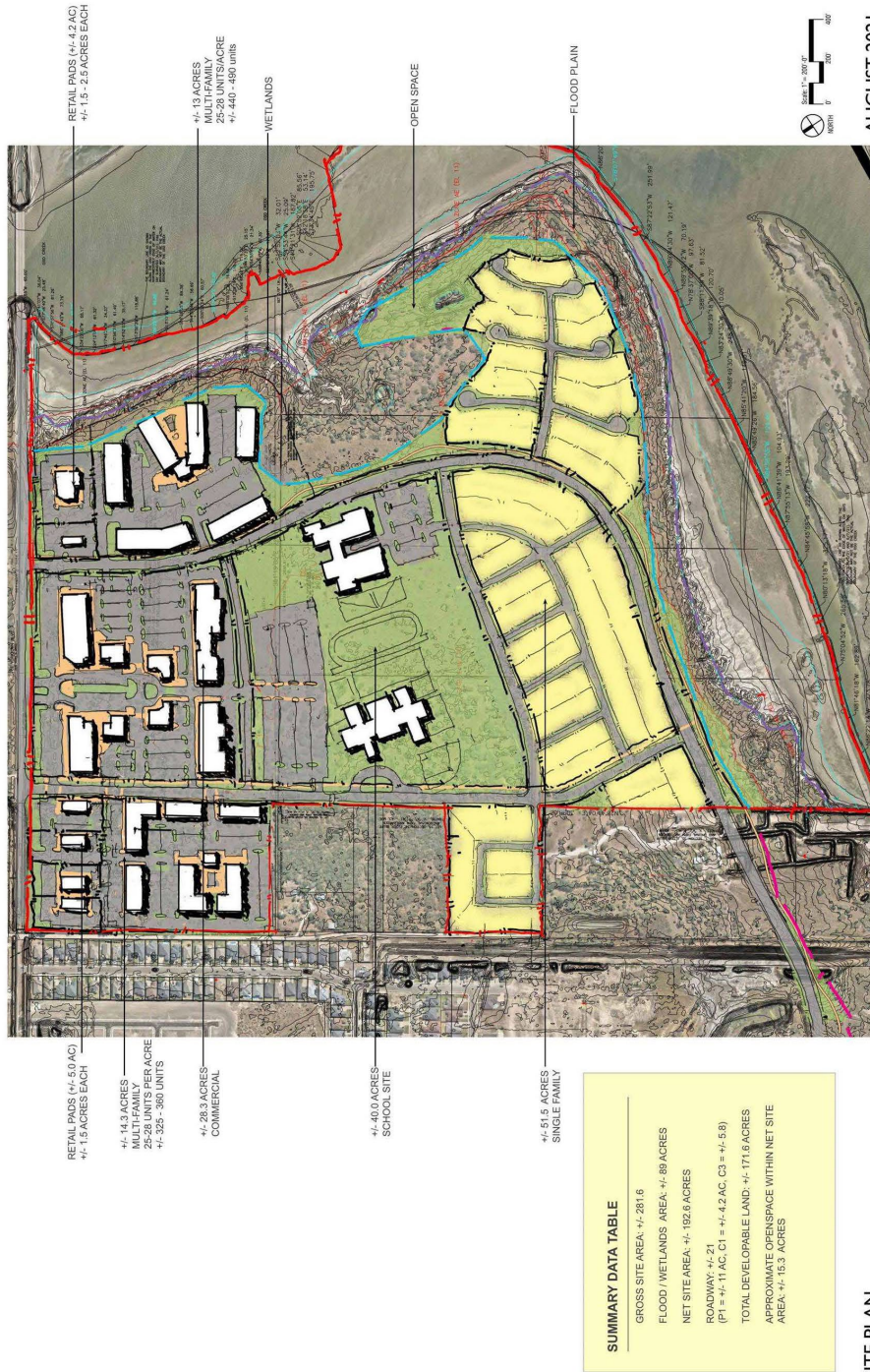




ATTACHMENT C: SITE MAP (1 OF 2)



ATTACHMENT C: SITE MAP (2 OF 2)



**SUMMARY DATA TABLE**

GROSS SITE AREA	+/- 281.6
FLOOD / WETLANDS AREA	+/- 89 ACRES
NET SITE AREA	+/- 192.6 ACRES
ROADWAY	+/- 21 (PI = +/- 11 AC, CI = +/- 4.2 AC, CS = +/- 5.9)
TOTAL DEVELOPABLE LAND	+/- 171.6 ACRES
APPROXIMATE OPENSOURCE WITHIN NET SITE AREA	+/- 16.3 ACRES

SITE PLAN  
YORKTOWN BOULEVARD, CORPUS CHRISTI