

ZONING REPORT CASE ZN8441

Applicant & Subject Property			
<p>District: 1 Owner: MPM Development, LLC. Applicant: MPM Development, LLC. Address: 11202 Haven Drive, located along the west side of Waldron Road, north of Don Patricio Road, south of Graham Road, and west of Flour Bluff Drive. Legal Description: 136.33 acres and 21.20 acres of Lots 85 and 86 and Lots 86 thru 92, Artemus Roberts Subdivision Acreeage of Subject Property: 157.54 acres. Refer to Attachment (A) Metes and Bounds.</p>			
Zoning Request			
<p>From: "RS-6" Single-Family 6 District To: "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District Purpose of Request: To allow the development of the property for a single-family residential subdivision and commercial uses.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant/Agricultural	Medium-Density Residential
North	"RS-6" Single-Family 6	Low-Density Residential and Vacant	Low and Medium-Density Residential
South	"RS-6" Single-Family 6	Park and Vacant	Light Industrial and Park
East	"RS-6" Single-Family 6	Public/Semi-Public (School) and Low-Density Residential	Government and Medium-Density Residential
West	"RS-6" Single-Family 6	Low-Density Residential, Vacant	Medium-Density Residential
<p>Plat Status: The subject property is not platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.</p>			
Transportation and Circulation			
	Designation	Section Proposed	Section Existing
Haven Drive	"C1" Minor Residential Collector and "A2" Secondary Arterial	60-Foot ROW 2 Lanes, No Median/Center Turn Lane	50-Foot ROW 2 Lanes, No Median/Center Turn Lane
	Designation	Section Proposed	Section Existing
Warrior Road	"C1" Minor Residential Collector	60-Foot ROW 2 Lanes, No Median/Center Turn Lane	50-Foot ROW 2 Lanes, Center Turn Lane

Transit: The Corpus Christi RTA does not provide service to the subject property.	
Bicycle Mobility Plan: The subject property is adjacent to 4,000 feet of an off-road multi-use trail along the Kingwood Ditch.	
Corpus Christi Comprehensive Plan (Plan CC)	
<p>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.</p> <p>ADP (Area Development Plan): According to Plan CC the subject property is located within the Northwest ADP (Adopted on January 9, 2001).</p> <p>Water Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure.</p> <p>Wastewater Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure.</p> <p>Stormwater Master Plan: The subject property is adjacent to the Kingwood Ditch.</p> <p>Roadway Master Plan: Improvements have been proposed, which includes the widening of Waldron Road.</p>	
Public Notification	
Number of Notices Mailed	53 within a 200-foot notification area 8 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owners)
Public Hearing Schedule	
<p>Planning Commission Hearing Date: September 4, 2024</p> <p>City Council 1st Reading/Public Hearing Date: October 15, 2024</p> <p>City Council 2nd Reading Date: October 22, 2024</p>	

Background:

In total, the subject property is a 157.54-acre tract, located in the Annville area at the northwest corner of Haven Drive and Warrior Road. The area is characterized primarily by single-family residences and the Tuloso-Midway High School and sports campus.

The properties to the north and west are residences zoned “RS-6” Single-Family 6 District. The property to the east is zoned “RS-6” Single-Family 6 District and consists of the Tuloso-Midway High School and sports campus. The properties to the south are zoned “RS-6” Single-Family 6 District and are made up of agricultural lands with softball and baseball fields.

The applicant is requesting to amend the current zoning district to development the property with a medium-density residential subdivision and commercial development along Warrior Road. Per the metes and bounds description, the development will consist of 136.33 acres of single-family residences and 21.20 acres for retail sales and services.

The “RS-4.5” Single-Family 4.5 District allows 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. The “CN-1” Neighborhood Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales, personal services, vehicle sales and services, and water-oriented uses.

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

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

- Housing and Neighborhoods:
 - New and redeveloped housing is resource-efficient.
 - Support resource efficiency in City-assisted housing, whether new or rehabilitated.
 - New cost-effective residential subdivisions are established in high-growth corridors to support the demand for new housing.
 - The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complex developments with a lack of interconnection.
 - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.
- 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.
 - Promote the stabilization, revitalization, and redevelopment of older 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 built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.
 - Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses.
 - Encourage convenient access from medium-density residential development to arterial roads.
 - Screening fences, open spaces, or landscaping can provide an essential buffer between shopping and residential areas.

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

The proposed rezoning is consistent with the Flour Bluff ADP; however is not consistent with the FLUM designation of Medium-Density Residential for a small portion along Warrior Road, where commercial uses are being proposed.

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 several elements and goals of the comprehensive plan; however, is inconsistent with the future land use designation of Medium-Density Residential for a small portion along Warrior Road.
- The request to amend the subject property to accommodate residential subdivision and commercial developments is compatible with the present zoning and conforming uses of the nearby property.
- The subject property is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

Planning Commission and Staff Recommendation (September 4, 2024):

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, Planning Commission and Staff Recommend approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 and "CN-1" Neighborhood Commercial District.

Attachments:

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

(A) Metes & Bounds Description and Exhibit

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BASS & WELSH ENGINEERING

TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

July 31, 2024

CN-1 Zoning Tract

STATE OF TEXAS §
COUNTY OF NUECES §

Description of a 21.207 acre tract of land, more or less, a portion of Lots 85 and 86, Artemus Roberts Subdivision, a map of which is recorded in Volume 3, Page 41, Map Records, Nueces County, Texas and being a portion of a 157.540 acre tract of land described by deed recorded at Document No. 2022024084, Official Records of said County, said 21.207 acre tract of land for CN-1 Zoning as further described by metes and bounds as follows:

BEGINNING at a point in the east boundary line of said Lot 85, Artemus Roberts Subdivision, for the northeast corner of the tract herein described and of said 157.540 tract;

THENCE along said east boundary line of Lot 85 and east boundary line of said 157.540 acre tract, along a line 5.00' west of and parallel to the center line of Warrior Road, S00°43'51"E 1781.71' to a point in Haven Drive for the southeast corner of the tract herein described and of said Lot 85 and of said 157.540 acre tract;

THENCE along the original center line of said Haven Drive, the south boundary line of said Lots 85 and 86, Artemus Roberts Subdivision, along a line 5' north of and parallel to the center line of said Haven Drive and along the south boundary line of said 157.540 acre tract, S89°11'30"W 518.16' to a point for the southwest corner of the tract herein described;

THENCE N00°45'29"W 1,613.62' thru said Lot 86 to the point of curvature of a circular curve to the left having a central angle of 100°41'18", a radius of 45.00' and a chord bearing N02°54'46"W 69.29';

THENCE along the arc of said circular curve to the left 79.08' to a point for northwesterly corner of the tract herein described;

THENCE N00°45'29"W 99.84' to a point for the northwest corner of the tract herein described in the north boundary line of said 157.540 acre tract;

Metes and Bounds Description, 21.207 Ac., 7/31/24:

THENCE N89°18'05"E 521.62' along the north boundary line of said 157.540 acre tract to the POINT OF BEGINNING, a sketch showing said 21.207 acre tract for CN-1 zoning being attached hereto as Exhibit "C".



Nixon M. Welsh
Nixon M. Welsh

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TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

July 31, 2024

RS-4.5 Zoning Tract

STATE OF TEXAS §
COUNTY OF NUECES §

Description of a 136.332 acre tract of land, more or less, a portion of Lots 86 thru 92, Artemus Roberts Subdivision, a map of which is recorded in Volume 3, Page 41, Map Records, Nueces County, Texas, and being a portion of a 157.540 Acre tract described by deed recorded at Document No. 2022024084, Official Records of said County, said 136.332 acre tract of land for RS-4.5 Zoning as further described by metes and bounds as follows:

BEGINNING at a point in the north boundary line of said 157.540 acre tract which bears S89° 18'05"W 521.62' from the northeast corner of said 157.540 acre tract, a point in the east boundary line of Lot 85, said Artemus Roberts Subdivision, said beginning point for the northeast corner of the tract herein described;

THENCE S00°45'29"E 99.84' to the point of curvature of a circular curve to the right having a central angle of 100°41'18", a radius of 45.00' and a chord bearing S02°54'46"E 69.29';

THENCE along the arc of said circular curve to the right a distance of 79.08' to a point for northeasterly corner of the tract herein described;

THENCE S00°45'29"E 1,613.62' thru a portion of said Lot 86, Artemus Roberts Subdivision, to a point in south boundary line of said 157.540 acre tract in the original center line of Haven Drive, the south boundary line of said Lot 86, Artemus Roberts Subdivision, for the southeast corner of the tract herein described;

THENCE along said original center line of Haven Drive, the south boundary line of said Lots 86 thru 92, Artemus Roberts Subdivision, in part along a line 5' north of and parallel to the center line of said Haven Drive and along said south boundary line of said 157.540 acre tract, S89°11'30"W 3,185.00' to a point for the lower southwest corner of the tract herein described and of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract and being in the east boundary line of Lot 13, Nueces Acres, a map of which is recorded in Volume 11, Page 20, said map records;

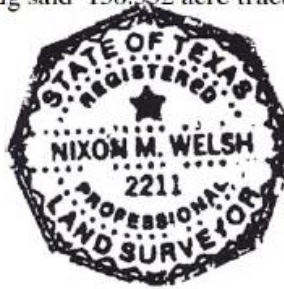
Metes and Bounds Description, 136.332 Acre Tract, 7/31/24

THENCE along the common lower west boundary line of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract and said east boundary line of Lot 13, Nueces Acres, N00°45'29"W 974.61' to a point for westerly central interior corner of the tract herein described and of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract and northeast corner of said Lot 13, Nueces Acres;

THENCE along the common north boundary line of said Lot 13, Nueces Acres and west central boundary line of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract and common north boundary line of Coverdale Addition, Lot 11, a map of which is recorded in Volume 6, Page 84, said map records and west central boundary line of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract S89°15'57"W 308.60' to a point for upper southwest corner of the tract herein described and of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract;

THENCE along the upper west boundary line of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract N00°38'15"W 814.38' to a point for the northwest corner of the tract herein described and of said 157.540 acre tract;

THENCE N89°18'05"E 3,489.28' along the north boundary line of said 157.540 acre tract to the **POINT OF BEGINNING**, a sketch showing said 136.332 acre tract for RS-4.5 Zoning being attached hereto as Exhibit C.




Nixon M. Welsh

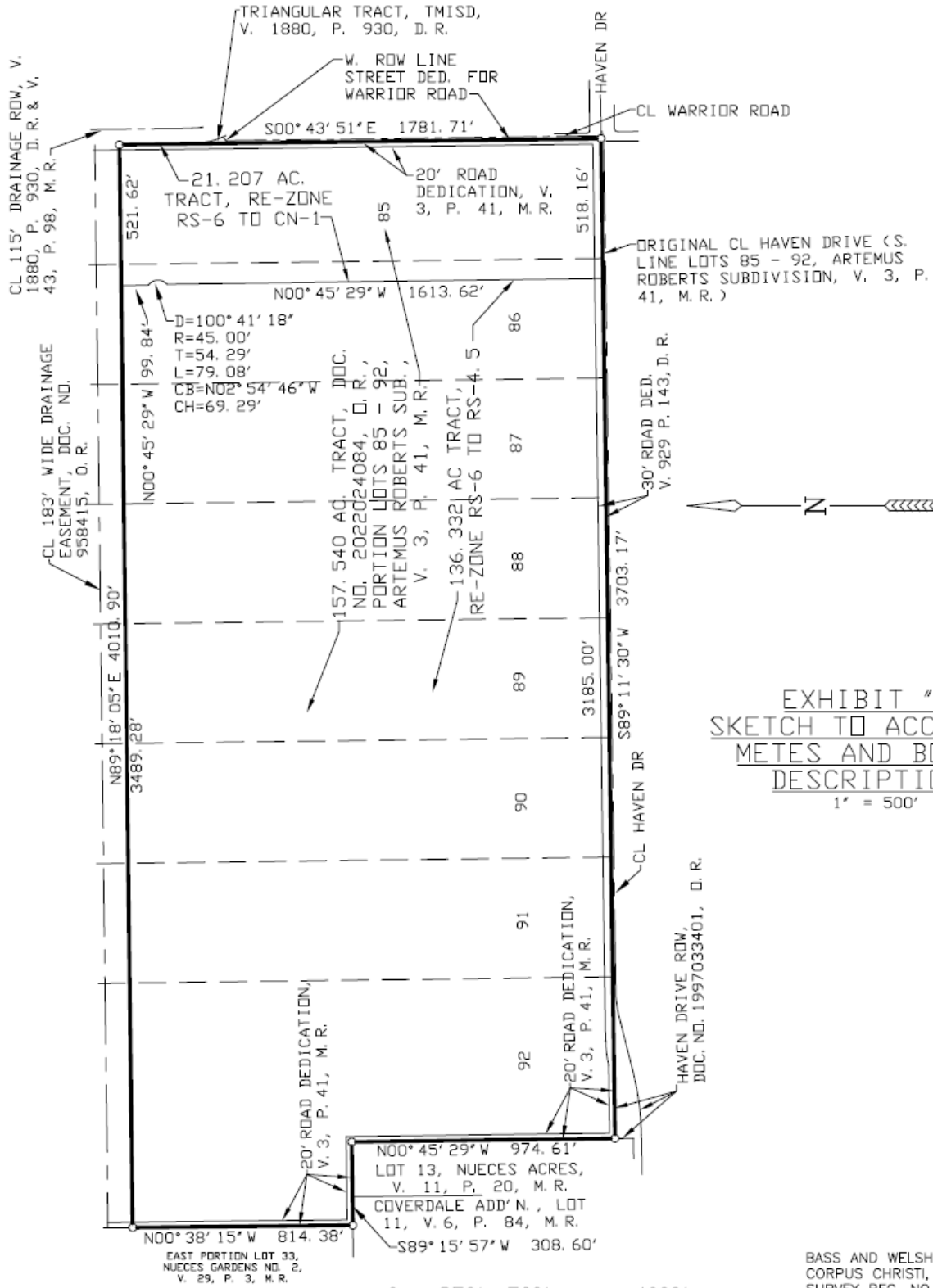
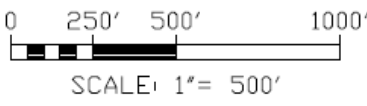
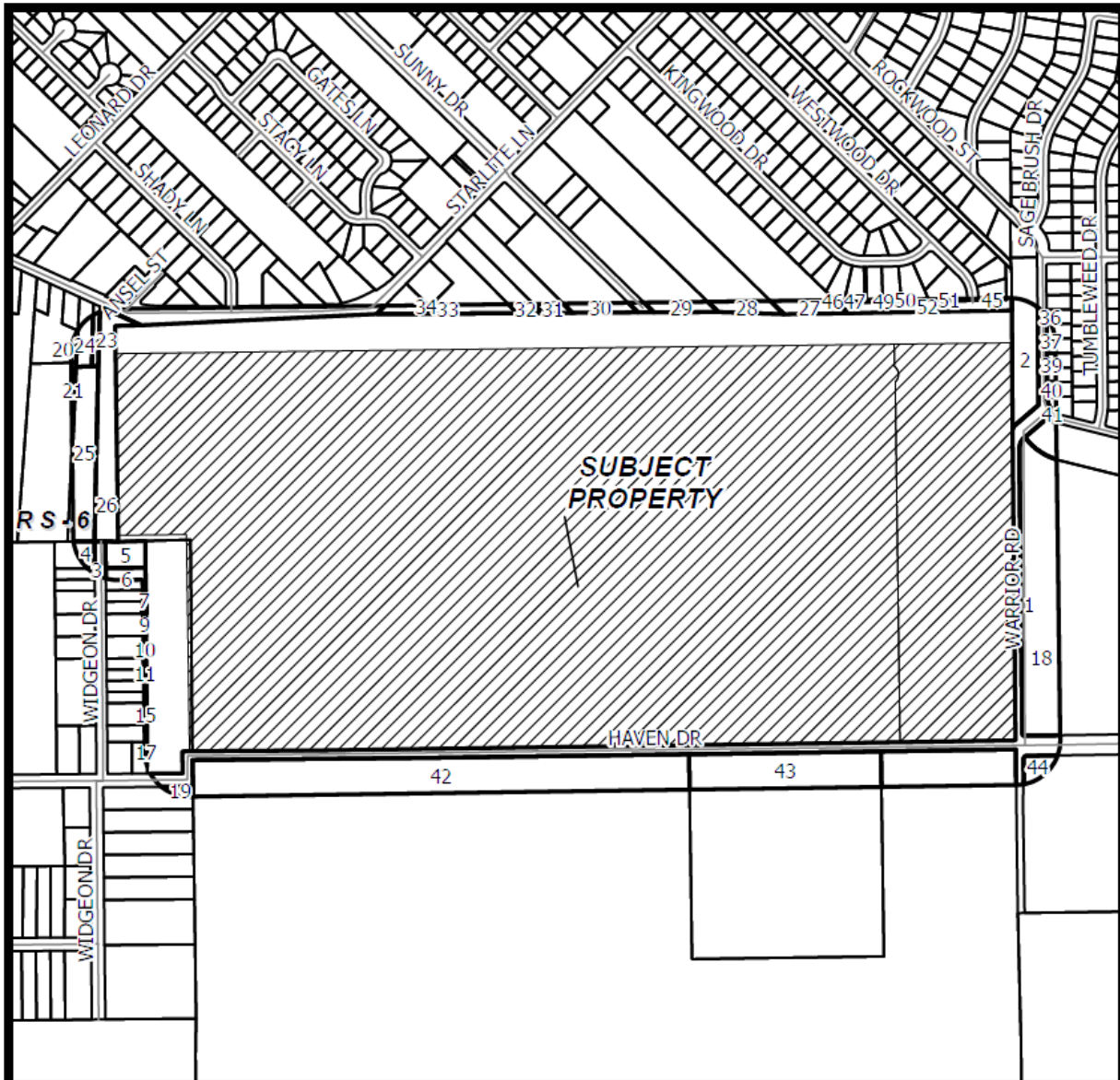


EXHIBIT "C"
 SKETCH TO ACCOMPANY
 METES AND BOUNDS
 DESCRIPTIONS
 1" = 500'



BASS AND WELSH ENGINEERING
 CORPUS CHRISTI, TX
 SURVEY REG. NO. 100027-00,
 TX ENGINEERING REG. NO. F-52,
 FILE: EXB-ZONING, JOB NO.
 21048, SCALE: 1" = 500'
 PLOT SCALE: SAME, PLOT DATE:
 07/31/24, SHEET 1 OF 1

(B) Existing Zoning and Notice Area Map



CASE: ZN8441
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 5
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 within 200' listed on attached ownership table
- Owners in opposition

