

ZONING REPORT CASE ZN8823

Applicant & Subject Property			
District: 4 Owner: Corpus Project, LLC Applicant: Corpus Project, LLC Addresses: 125 Glenoak, 209-221, 229-241, 214, and 226-242 McNelly Street, 2814, 2818, and 2830-4 Laguna Shores Road, located along the north side of Laguna Shores Road, east of Debra Lane, and south of Glenoak Drive. Legal Description: Lots 1-5, Block A; lots 1, 4-8, Block B; Lots 1-6, lots 8-11, Block C, out of the West Laguna Madre Place Subdivision; West 600 feet of Tracts 13, out of the Laguna Madre Acres Subdivision; Tract 15, Block B, out of the Laguna Madre Acres; 0.7893 Acres Out of Tract 14, out of the Laguna Madre Acres Subdivision. Acreage of Subject Property: 9.87 acres. Refer to Attachment (A) Metes and Bounds.			
Zoning Request			
From: "RS-6" Single-Family 6 District To: "RM-1" Multifamily and "CN-1" Neighborhood Commercial District. Refer to Attachment A. Purpose of Request: To allow a mixed-use development with commercial and residential uses.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant	High-Density Residential
North	"RM-1" Multifamily, "RS-6" Single-Family 6	Vacant, Water	Medium-Density Residential, Floodplain Conservation
South	"CN-1" Neighborhood Commercial, "CR-1" Resort Commercial	Vacant, Transportation (Laguna Shores Road)	High-Density Residential, Transportation (Laguna Shores Road), Commercial
East	"RS-6" Single-Family 6, "CR-1" Resort Commercial	Transportation (Laguna Shores Road), Vacant	High-Density Residential, Transportation (Laguna Shores Road), Commercial
West	"RS-6" Single-Family 6	Low-Density Residential, Vacant	Medium-Density Residential, High-Density Residential
Plat Status: The subject property consists of platted and un-platted properties. Platting will be required. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.			

Roadway Master Plan			
Laguna Shores Road	Designation	Section Proposed	Section Existing
	"C1" Minor Residential Collector	60-Foot ROW 2 Lanes, Select Median/Center Turn Lane	65-Foot ROW 2 Lanes, No Median/Center Turn Lane
Glenoak Drive	Designation	Section Proposed	Section Existing
	"P1" Parkway Collector	80-Foot ROW 2 Lanes, No Median/Center Turn Lane	60-Foot ROW 2 Lanes, No Median/Center Turn Lane
Transit: The Corpus Christi RTA provides service to the subject property via Bus Routes 8 Flour Bluff Malls and Route 4 Flour Bluff near Caribbean Drive and Jamica Drive within a half-mile radius.			
Bicycle Mobility Plan: The subject property is approximately half a mile from the nearest planned off-road multi-use trail along the Van Galen Ditch, south of the site of the rezoning request.			
Utilities			
Gas: A 4-inch CS (active) grid main exists along the south side of Glenoak Drive and 4-in coated steel along the east side of Laguna Shores Road. Stormwater: Surface infrastructure facilities exist along Laguna Shores Road and Glenoak Drive. Wastewater: A 16-inch PVC (active and public) force wastewater main exist along the west side of. Water: An 8-inch ACP (active and public) distribution line exists along Glenoak Drive, and a 12-inch PVC (active and public) distribution line exists along the west side of Laguna Shores Road.			
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. ADP (Area Development Plan): According to Plan CC the subject property is located within the Flour Bluff ADP (Adopted on June 22, 2021).			
Water Master Plan: No improvements have been proposed. Wastewater Master Plan: No improvements have been proposed. Stormwater Master Plan: No improvements have been proposed. Roadway Master Plan: No improvements have been proposed.			
Public Notification			
Number of Notices Mailed	25 within a 200-foot notification area 5 outside 200-foot notification area		
In Opposition	8 inside the notification area 3 outside the notification area 25.28% in opposition within the 200-foot notification area (8 individual property owners)		
Public Hearing Schedule			

Planning Commission Hearing Date: September 3, 2025
Tentative City Council 1st Reading/Public Hearing Date: October 14, 2025
Tentative City Council 2nd Reading Date: October 21, 2025

Background:

The subject property is 9.87 acres of land out of platted and un-platted parcels out of multiple subdivisions in the Flour Bluff area of the City. The parcel abuts nearly half the block face along Glenoak Drive, a minor residential collector, and approximately an eighth of the block face along Laguna Shores Road, a local residential road.

The properties to the north are zoned “RS-6” Single-Family 6 District and “RM-1” Multifamily District, with water and vacant land; to the east, properties are zoned “RS-6” Single-Family 6 and “CR-1” Resort Commercial, with Low-Density Residential uses, and vacant land; to the west, properties are zoned “RS-6” Single-Family 6 District, “CN-1” Neighborhood Commercial District, and “CR-1” Resort Commercial District, all undeveloped, and vacant; and to the west properties are zoned “RS-6” Single-Family 6 District to the west, with vacant land, and Low-density Residential uses.

The applicant is requesting a change in zoning to accommodate a multi-use development. Along Glenoak Drive, the applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District. Refer to the exhibits under Attachment A Metes and Bounds Description with Exhibit. Along Laguna Shores Road, to a depth of 1,200 feet, the applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District.

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; and the “RM-1” Multifamily District permits apartments, single-family and two-family houses, townhomes, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

- The Neighborhood Commercial zoning districts provide areas for commercial activity such as sale of convenience goods and personal services that primarily benefit nearby residential areas. Neighborhood commercial areas are generally located within neighborhoods and have pedestrian access to adjacent residential areas.
- The Multifamily zoning districts provide a variety of housing types at multifamily densities. Housing types may take the form of single-family detached, zero lot line, traditional semi-attached, two-family, townhouse or apartment units. These zoning districts are used in areas having convenient access to collectors and arterial streets, and nearby civic and commercial uses, as well as employment opportunities.

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

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

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - 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 environments.

- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

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

The proposed rezoning is consistent with the Flour Bluff ADP; however, is partially inconsistent with the commercial land use request along Glenoak 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 partially inconsistent with the future land use designation of High-Density Residential use.
 - There are limited commercial developments south of the freeway that could support the surrounding residential subdivisions. Flour Bluff is considerably zoned for residential uses.
- The requested districts are compatible with the present zoning and conforming uses of nearby properties.
 - Neighborhood scaled commercial developments are compatible with residential districts; and staff does not foresee any adverse impacts to the surrounding area.
 - The property is suitable for the uses permitted in the district to be applied by the amendment if approved.

Planning Commission and Staff Recommendation (September 3, 2025):

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 "RM-1" Multifamily District 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



111 Tower Drive
Suite 325
San Antonio, Texas 78232
www.upengineering.com

A Metes and Bounds Description of a 7.743 acre (337,278 sq. ft.) For Rezoning Application

Being a 7.743-acre (337,278 sq. ft.) tract of land, to be rezoned into RM-1, consisting of a 1.505-acre tract out of the west 600 feet of Tracts 13 and 14, Laguna Madre Acres, as shown by plat recorded in Volume 11, Page 5, M.R.; all of a 0.7893-acre tract out of Tract 14; and Lot B of Tract 15, all out of said Laguna Madre Acres, as amended in Volume 29, Page 32, M.R.; and Lots 1 through 5, Block A; Lots 1 and 4 through 8, Block B; and Lots 8 through 11, Block C, all out of West's Laguna Madre Place, as shown by plat recorded in Volume 14, Page 45, M.R., more fully described in Warranty Deed recorded under Clerk's File No. 2011034834, Official Public Records (O.P.R.), Said 7.743-acre tract being further described as follows.

COMMENCING at a point in the west right-of-way (R.O.W.) line of Laguna Shores Drive, for the south corner of Said Lot 1, West's Laguna Madre Place,

THENCE North 61°45'00" West, departing said R.O.W. line, a distance of 323.48 feet to a point for a corner of the herein described tract;

THENCE North 61°45'00" West, a distance of 50.00 feet to the POINT OF BEGINNING and a south corner of the herein described tract;

THENCE North 61°45'00" West, a distance of 840.00 feet to a point for a corner of the herein described tract;

THENCE North 28°17'12" East, a distance of 373.26 feet to a point for a corner of the herein described tract;

THENCE South 61°45'00" East, a distance of 599.96 feet to a point for a corner of the herein described tract;

THENCE North 28°18'11" East, a distance of 22.26 feet to a point for a corner of the herein described tract;

THENCE South 61°45'00" East, a distance of 220.30 feet to a point for a corner of the herein described tract;

THENCE South 25°40'00" West, a distance of 119.64 feet to a point for a corner of the herein described tract;

THENCE South 61°45'00" East, a distance of 375.24 feet to a point in the said west R.O.W. line of Laguna Shores Drive for a corner of the herein described tract;

THENCE South 28°03'47" West, continuing along said west R.O.W. line, a distance of 12.00 feet to a point for a corner of the herein described tract;

THENCE South 25°35'04" West, continuing along said west R.O.W. line, a distance of 108.12 feet to a point at the intersection of said west R.O.W. line of Laguna Shores Drive, with the north R.O.W. line of McNelly, for a corner of the herein described tract;

THENCE North 61°45'00" West, along the said north R.O.W. line of McNelly, a distance of 216.22 feet to a point for a corner of the herein described tract;

THENCE North 28°15'00" East, departing said north R.O.W. line of McNelly, a distance of 108.00 feet to a point for a corner of the herein described tract;

THENCE North 61°45'00" West, departing said R.O.W. line, a distance of 100.00 feet to a point for a corner of the herein described tract;

THENCE South 28°15'00" West, a distance of 108.00 feet to a point in said north R.O.W. line of McNelly, for a corner of the herein described tract;

THENCE along the north line of McNelly, along a cul-de-sac, then the south line of McNelly, the following five (5) calls:

1. North 61°45'00" West, a distance of 201.22 feet to a point for a corner of the herein described tract;
2. in a northwesterly direction along a tangent curve to the right, having a radius of 15.00 feet, a chord of North 39°19'50" West, 11.44 feet, a central angle of 44°50'20", and an arc length of 11.74 feet to a point for a corner of the herein described tract;
3. in a southwesterly direction along a reverse tangent curve to the left, having a radius of 40.00 feet, a chord of South 28°15'00" West, 56.73 feet, a central angle of 269°40'41", and an arc length of 188.27 feet to a point for a corner of the herein described tract;
4. in a easterly direction along a reverse tangent curve to the right, having a radius of 15.00 feet, a chord of South 84°10'10" East, 11.44 feet, a central angle of 44°50'20", and an arc length of 11.74 feet to a point for a corner of the herein described tract;
5. South 61°45'00" East, a distance of 151.22 feet to a point for a corner of the herein described tract;

THENCE South 28°15'00" West, departing said R.O.W. line, a distance of 108.00 feet to the POINT OF BEGINNING, and containing 7.743 acres of land in Nueces County, Texas.

A Metes and Bounds Description of
a 2.128 acre (92,685 sq. ft)
For Rezoning Application

Being a 2.128-acre (92,685 sq. ft.) tract of land, to be rezoned into CN-1, being out of the west six hundred feet (W 600') of Tracts Thirteen (13) and Fourteen (14), Laguna Madre Acres, a subdivision in the City of Corpus Christi, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 11, Page 5, Map Records, Nueces County, Texas, more fully described in Warranty Deed recorded under Clerk's File No. 2011034834, Official Public Records of Nueces County, Texas.

Said 2.128-acre being further described as follows;

BEGINNING at a point in the southwest line of Glenoak Drive, for the north corner of the herein described tract;

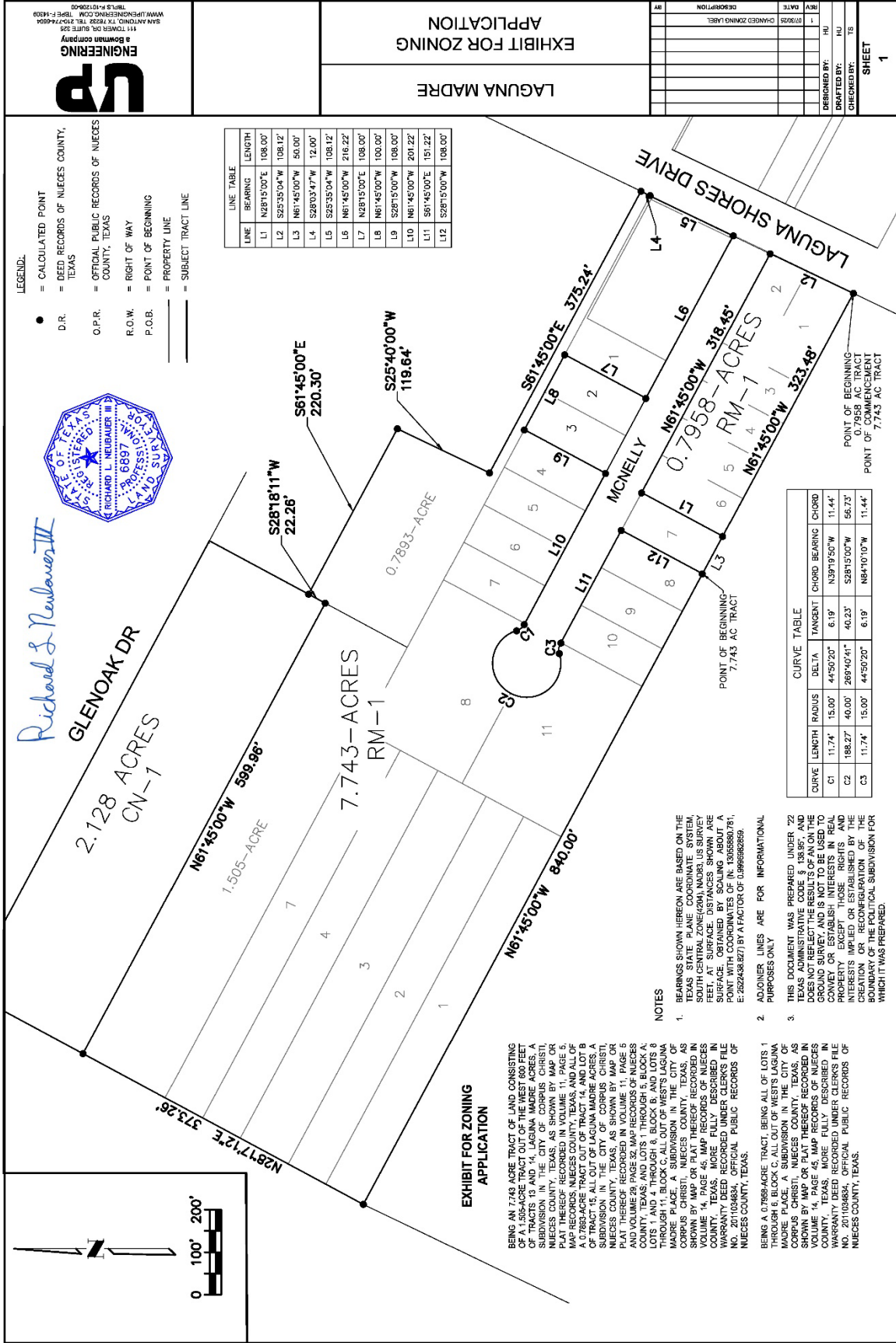
THENCE South 58° 32' 42"E a distance of 50.08 feet;

THENCE South 61° 45' 00" East a distance of 550.00 feet;

THENCE departing said right-of way line, South 28° 18' 11" West a distance of 154.36 feet;

THENCE North 61° 45' 00" West a distance of 599.96 feet;

THENCE North 28° 17' 12" East a distance of 157.16 feet to the POINT OF BEGINNING, containing 2.128-acres (92,685 sq. ft.) of land, more or less.

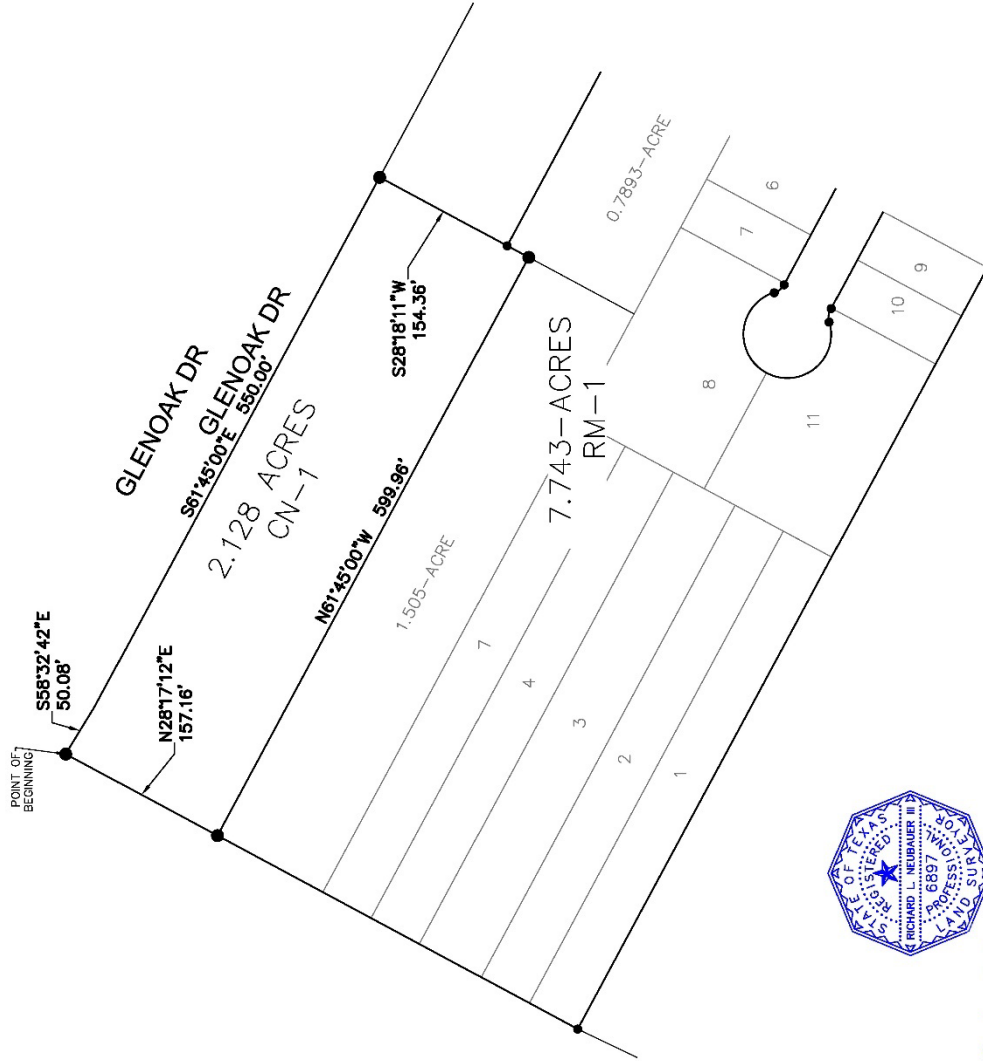


1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83, US SURVEY FEET, AT SURFACE DISTANCES SHOWN ARE SURFACE, OBTAINED BY SCALING ABOVE POINT WITH COORDINATES OF (N: 130559880.781, E: 2522438.827) BY A FACTOR OF 0.99959823569.

3. THIS DOCUMENT WAS PREPARED UNDER "22 TEXAS ADMINISTRATIVE CODE § 138.95, AND DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

● = CALCULATED POINT
D.R. = DEED RECORDS OF NULECES COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF NULECES COUNTY, TEXAS
R.O.W. = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
____ = PROPERTY LINE
____ = SUBJECT TRACT LINE

Richard L. Newberry III



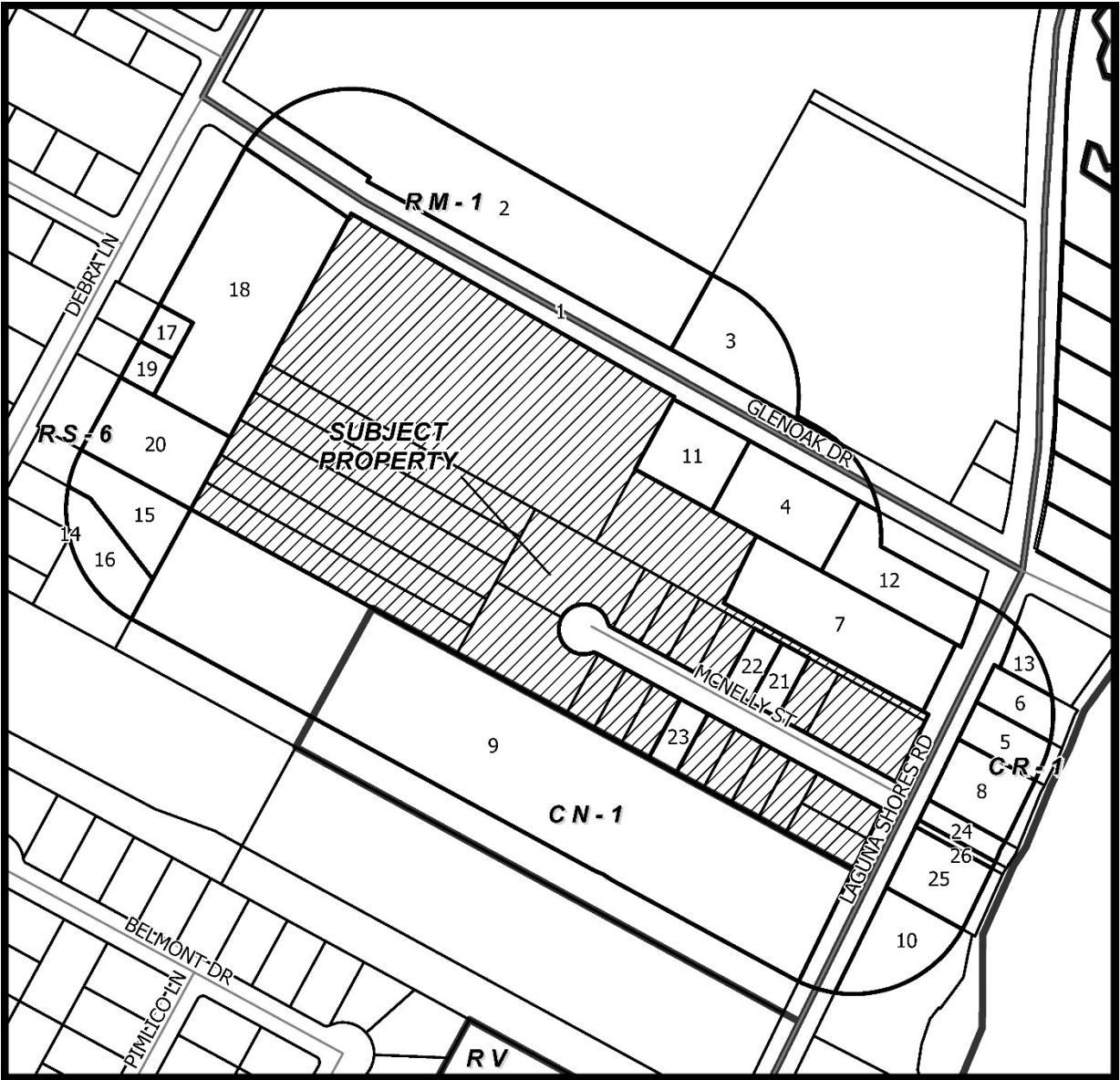
LAGUNA MADRE

[illegible]

SHEET
2

UP
ENGINEERING
a Bowman company
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SAN ANTONIO, TX 78203
WWW.UPENGINEERING.COM TEL 210-774-6504
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(B) Existing Zoning and Notice Area Map



CASE: ZN8823
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 within 200' listed on attached ownership table
 Owners in opposition

