

# ZONING REPORT

Case # ZN8254

<b>Applicant &amp; Subject Property</b>			
<b>District:</b> 5 <b>Owner:</b> Azali Investments LLC <b>Applicant:</b> Azali Investments LLC <b>Address:</b> 7702 Starry Road, located along the east side of Starry Road, south of Yorktown Boulevard, and north of Oso Creek. <b>Legal Description:</b> 7.14 Acres out of Lot 15, Section 34, Flour Bluff Encinal Farm and Garden Tract. <b>Acreage of Subject Property:</b> 7.14 acre(s). See Attachment A. <b>Pre-Submission Meeting:</b> April 23, 2024			
<b>Zoning Request</b>			
<b>From:</b> "FR" Farm Rural District <b>To:</b> "RM-2" Multi-Family District <b>Purpose of Request:</b> To allow for a Multi-Family residential use.			
<b>Land Development &amp; Surrounding Land Uses</b>			
	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"FR" Farm Rural	Vacant	Medium-Density Residential
<b>North</b>	"RS-4.5" Single-Family, "CN-1" Neighborhood Commercial	Low-Density Residential, Transportation (Starry Road), (Starlight Estates Unit 1), Vacant	Medium-Density Residential, Transportation (Starry Road)
<b>South</b>	"RS-4.5" Single-Family, "FR" Farm Rural	Public/Semi Public Use (Under Construction- Southeast ES & Creekside MS) Vacant	Medium-Density Residential
<b>East</b>	"CG-2" General Commercial, "RS-4.5" Single-Family	Vacant, Agricultural, Public/Semi-Public	
<b>West</b>	"FR" Farm Rural, "RS-4.5" Single-Family	Vacant, Low-Density Residential	
<b>Plat Status:</b> The subject property is not platted <b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> The subject property is not within a MCAOD District. <b>Code Violations:</b> None.			

<b>Transportation and Circulation</b>			
<b>Starry Road</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	“Local,” Residential	1 Lane, On-Street Parking, 50-foot ROW	1 Lane, On-Street Parking, 40-foot ROW
<b>Oso Parkway (Under Construction)</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section (Unbuilt)</b>
	“P1” Parkway Collector	2 Lanes, 80-foot ROW	2 Lanes, 60-Foot ROW, Along site frontage
<b>Transit:</b> The Corpus Christi RTA does not provide service to or near the subject property.			
<b>Bicycle Mobility Plan:</b> The subject property is approximately a quarter mile south of planned one-way cycle tracks along each side of Yorktown Boulevard.			
<b>Utilities</b>			
<p><b>Gas:</b> None exists.</p> <p><b>Stormwater:</b> none exists.</p> <p><b>Wastewater:</b> A 12-inch PVC (public main) line is under construction along the re-aligned Oso Parkway.</p> <p><b>Water:</b> An 8-inch PVC (public distribution) line is under construction along the re-aligned Oso Parkway.</p>			
<b>Corpus Christi Comprehensive Plan (Plan CC)</b>			
<p><b>Plan CC:</b> 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.</p> <p><b>ADP (Area Development Plan):</b> According to Plan CC the subject property is located within the Southside Area Development Plan (Adopted on March 17, 2020).</p> <p><b>Water Master Plan:</b> No improvements are needed.</p> <p><b>Wastewater Master Plan:</b> No improvements have been proposed.</p> <p><b>Stormwater Master Plan:</b> No improvements have been proposed.</p> <p><b>Roadway Master Plan:</b> No improvements have been proposed.</p>			
<b>Public Notification</b>			
Number of Notices Mailed	23 within a 200-foot notification area 2 outside 200-foot notification area		
In Opposition	1 inside the notification area 0 outside the notification area 1.17% in opposition within the 200-foot notification area (1 individual property owner)		
<b>Public Hearing Schedule</b>			
<p><b>Planning Commission Hearing Date:</b> June 12, 2024</p> <p><b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> July 30, 2024</p> <p><b>City Council 2<sup>nd</sup> Reading Date:</b> August 13, 2024</p>			

**Background:**

The subject, vacant and undeveloped, property is out of the southside area, a quarter mile south of Yorktown Boulevard, an A3 class arterial road, along the east side of Starry Road, a local residential road closed by Ordinance 0330279 on January 30th 2024, one-third of a mile northwest of the Oso Creek, directly across a public/semi-public -educational facility- use under construction, and along the realigned Oso Parkway, a parkway collector right-of-way underway.

The properties to the north are zoned “RS-4.5” Single-Family and “CN-1” Neighborhood Commercial District, with the low-density Starlight Estates Unit 1 subdivision, and a vacant property. To the south properties are zoned “FR” Farm Rural District and “RS-4.5” Single-Family District, with some properties that are vacant, and the Creekside Middle School and the Southeast Elementary School. To the east properties are zoned “CG-2” General Commercial District and “RS-4.5” Single-Family, with vacant parcels, and the previously mentioned public/semi-public use. To the west, properties are zoned “FR” Farm Rural “RS-4.5” Single-Family.

The area between Rodd Field Road, Yorktown Boulevard, and Oso Creek, was annexed in the mid-1990s and since, has subsequently been subject to multiple re-zonings since the early 2000s for the densest single-family zoned development. It is home to the Rancho Vista, Riverbend, and Starline Estates subdivisions, primarily zoned “RS-4.5” Single-Family. A similar pattern can be found north of Yorktown Boulevard, with limited general commercial districts, and the prevalent neighborhood commercial districts.

The applicant is requesting an amendment from the current “FR” Farm Rural district to the “RM-2” Multi-Family District to accommodate a multi-family development. The “RM-2” Multi-Family 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.

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

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

- *Housing and Neighborhoods:*
  - Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
    - Support the planning, regulatory, and funding initiatives needed to provide a diversity of housing type-rental and ownership, market-rate and assisted- to meet community needs.
  - New and redeveloped housing is resource efficient.
    - Promote resource efficiency in all new housing through financial or financial incentives, such as permit streamlining.
- *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 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 direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower density residential area.

## **Southside ADP (Area Development Plan) and FLUM (Future Land Use Map)**

### **Consistency:**

The proposed rezoning is generally consistent with the Southside ADP; however, It is inconsistent with the future land use designation of medium-density residential.

### **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 amendment to the current zoning district is consistent with many elements and goals of the City of Corpus Christi Comprehensive Plan (Plan CC); however, it is inconsistent with the future land use designation of medium-density residential, warranting an amendment to the Future Land Use Map (FLUM).
- The subject property is out of one of the remaining "FR" Farm Rural District pockets, south of Yorktown Boulevard, along the east side of Starry Road, interior to the upcoming Oso Creek Corner mixed use development boundaries, to its northeast and southeast.
  - The Oso Creek Corner mixed use development is located along the east side of Starry Road to the Oso Creek, and south of Yorktown Boulevard. Insofar, the master preliminary plat was approved by Planning Commission on October 5, 2022, as well as the Phase I Preliminary Plat, conditionally on October 19, 2022, and currently under construction are the Creekside Middle School and the Southeast Elementary School facilities with their associated public improvements, including the re-aligned Oso Parkway. Zoning amendments from the "FR" Farm Rural District, subsequently followed, to the "CN-1" Neighborhood Commercial District along Yorktown Boulevard, to a "CG-2" General Commercial District, and back to a "CN-1" District to Oso Creek, immediately east of Starry Road, with the "RS-4.5" District south of these districts.
    - The approximate net 220-acre mixed-use development is to tentatively contain approximately 10 acres of retail pads, 30 acres of multi-family developments with a maximum density of 37 units per acre, of which, 14 acres is to be immediately adjacent to the subject parcel, a 40-acre site to educational facilities, and approximately 51 acres devoted to the densest single-family district.
- The area between the Oso Creek, Yorktown Boulevard, and Rodd Field Road, annexed in 1995, has been subject to several land use amendments since the early 2000s, with properties east of Starry Road and south of Yorktown Boulevard remaining undeveloped and clear of any land use decisions until recently. The area has been heavily developed with single-family uses, with no multi-family uses present, and limited commercial uses. With the adjacency of the site to the Oso creek Corner development, an opportunity to diversify the housing stock to meet a variety of incomes and stages of life cycle is presented.

- The property is deemed suitable to be developed per the applicant’s request. While closure of Starry Road will result into a common boundary with single-family residential zoned lots, the UDC ensures compatibility through several means, including the provision of a buffer yard.
  - The City-retained 15-foot utility easement, through the ordinance closing Starry Road, to the lift station (south of the property), wider than the UDC’s prescribed buffer yard (10-foot setback and 6-foot solid fence), will act as a buffer to the single-family uses to the west.

**Planning Commission and Staff Recommendation (June 12, 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 “FR” Farm Rural District to the “RM-2” Multi-Family District.

- Southside is characterized by a large age bracket of 35-64, followed by the 15-34 group, with one of its vision themes being that it is a safe family-oriented place that continues to attract families, and various infrastructure, especially in the vicinity; the area is suitable for this type of development, as it can sustain a high quality of life also for a wider spectrum of residents; such as outdoor enthusiasts, or young families. The proposed development support the goals of Plan CC and the ADP.
- The requested zoning amendment is compatible with the present zoning of nearby properties; and is an appropriate land use, especially adjacent to the Oso Creek Corner development underway.
  - The Oso Creek mixed use development is proposing multi-family uses adjacent to the subject property. The “CN-1” Neighborhood Commercial District immediately to the northeast of the subject parcel allows densities of 37 units per acre, while the “RM-2” Multi-Family District is limited to 30 units per acre. The “CG-2” General Commercial District to the east, is proposed to include multi-family uses on the interior, adjacent to the educational facilities, and the district also allows 37 units per acre.
- The proposed rezoning will not have a negative impact upon the surrounding neighborhood and properties, if approved.

**Attachment(s):**

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

# (A) Metes & Bounds Description and Exhibit



Project No. 20240301  
March 15, 2024

## 7.141 Acre Zoning Tract

### STATE OF TEXAS § COUNTY OF NUECES §

**FIELDNOTES**, for a 7.141 Acre, Zoning Tract, situated in the Rincon Del Oso – Enrique Villareal Grant, Abstract 1, being out of Lot 15, Section 34, of the Flour Bluff & Encinal Farm & Garden Tract as shown by plat recorded in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas, comprising of a 6.00 Acre Tract of Land and a 1.140 Acre Tract of Land referenced as Tract II, described in a Warranty Deed form Corpus Christi Island Apartment Management Group, LLC to Azali Investment, LLC, recorded in Document No. 2023025921, of the Official Public Records, Nueces County, Texas; said 7.141 Acre Tract being more fully described by metes and bounds as follows:

**Beginning**, at a 5/8 Inch Iron Rod Found, for the East corner of the said 6.00 Acre Tract and this Tract;

**Thence**, South 28°44'30" West, with the Southeast boundary of the said 6.00 Acre Tract, at 395.78 Feet, pass a 5/8 Inch Iron Rod Found 0.90 Feet to the Left, being the East corner of the said 1.140 Acre Tract, for the South corner of the said 6.00 Acre Tract, in all 471.41 Feet, to the South corner of the said 1.140 Acre Tract and this Tract;

**Thence**, North 61°17'46" West, with the Southwest boundary of the said 1.140 Acre Tract, 659.84 Feet, to a Cotton Spindle Found, for the West corner of the said 1.140 Acre Tract and this Tract;

**Thence**, North 28°44'30" West, with the Northwest boundary of the said 1.140 Acre Tract, at 59.55 Feet pass a Mag Nail Found, at 75.50 Feet pass a Cotton Spindle Found, being the West corner of the said 6.00 Acre Tract, for the North corner of the said 1.140 Tract, in all 471.41 Feet, to a 5/8 Inch Iron Rod Found with plastic cap, for the North corner of the said 6.00 Acre Tract and this Tract;

TBPELS FIRM NO. 10194750  
WWW.CARRLANDSURVEY.COM

HEADQUARTERS  
6537 S. STAPLES ST. STE. 125 #357  
CORPUS CHRISTI, TX 78413  
361.248.1850

BRANCH OFFICE  
701 N. US HWY 281 STE. H #193  
MARBLE FALLS, TX 78654  
830.321.4569

**J.CARR**  
LAND SURVEYING



**Thence**, South 61°17'46" East, with the Northeast boundary of the said 6.00 Acre Tract, 659.84 Feet, to the **Point of Beginning**, containing 7.141 Acres (311,057 SqFt) of Land, more or less, of which 0.216 Acres more or less lies within the Right-of-Way of Starry Road, leaving a Net Acreage of 6.925 Acres, more or less.

Grid bearings herein are referenced to the Texas Coordinate System of 1983, Texas Central Zone 4203, 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 Zoning Exhibit of Tract described herein.



James D. Carr, RPLS  
TX License No. 6458  
March 15, 2024

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TBPELS FIRM NO. 10194750  
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LAND SURVEYING



# ZONING EXHIBIT

for a 7.141 Acre, Zoning Tract, comprising of a 6.00 Acre Tract of Land and a 1.140 Acre Tract of Land referenced as Tract II, described in a Warranty Deed form Corpus Christi Island Apartment Management Group, LLC to Azali Investment, LLC, recorded in Document No. 2023025921, of the Official Public Records, Nueces County, Texas.

## SURVEYOR'S NOTES:

- Grid bearings and distances hereon are referenced to the Texas Coordinate System of 1983, Texas South Central Zone 4204, and are based on the North American Datum of 1983(2011) Epoch 2010.00. (Record Bearing/Distance)
- Some features shown on this survey may be out of scale for clarity.
- This Zoning Exhibit is intended for rezoning purposes only and was prepared from field data obtained on March 9 & 12, 2024.

Owner: Mpm Development LP  
Property ID: 232252  
(per N.C.A.D.)

S 61°18'22" E 660.00'  
S 61°17'46" E 659.84'

**7.141 ACRES**  
(Gross Acreage)  
+/- 0.216 Acres within ROW  
**6.925 ACRES**  
(Net Acreage)

Azali Investments, LLC  
Called 6.00 Acres (Gross)  
5.82 Acre (Net)  
.018 Acres in the ROW of Starry Road  
Doc.No. 2023025921  
O.P.R.N.C.T.

Azali Investments, LLC  
Called Tract II LLC  
1.140 Acres  
Doc.No. 2023025921  
O.P.R.N.C.T.

Owner: Corpus Christi Island Apt. Villas Mgmt Group LLC  
Property ID: 3732293  
(per N.C.A.D.)  
N 61°17'46" W 659.84'  
N 61°18'05" W 659.90'

Owner: MPM Development LP  
Property ID: 232252  
(per N.C.A.D.)  
S 28°44'30" W 395.78'  
S 28°41'38" W 396.00'

POINT OF BEGINNING  
7.141 ACRES

FLOUR BLUFF & ENCINAL  
FARM & GARDEN TRACTS  
VOL. A, PGS 41-43  
M.R.N.C.T.

20.0' "Capped"

20.0'

STARRY ROAD 40' ROW (per Plat)  
N 28°44'30" E 471.41'  
395.90' (N 28°41'38" E 396.00')

LOT 15  
SECTION 34



## LEGEND

- 5/8" Iron Rod Found (as noted)
- ⊗ Cotton Spindle Found
- ⊙ Mag Nail Found

DRAWN BY: JDC | SCALE: 1"=100' | JOB NO: 20240301 | DATE: 20240315 | 1 of 1

**J.C. CARR**  
LAND SURVEYING

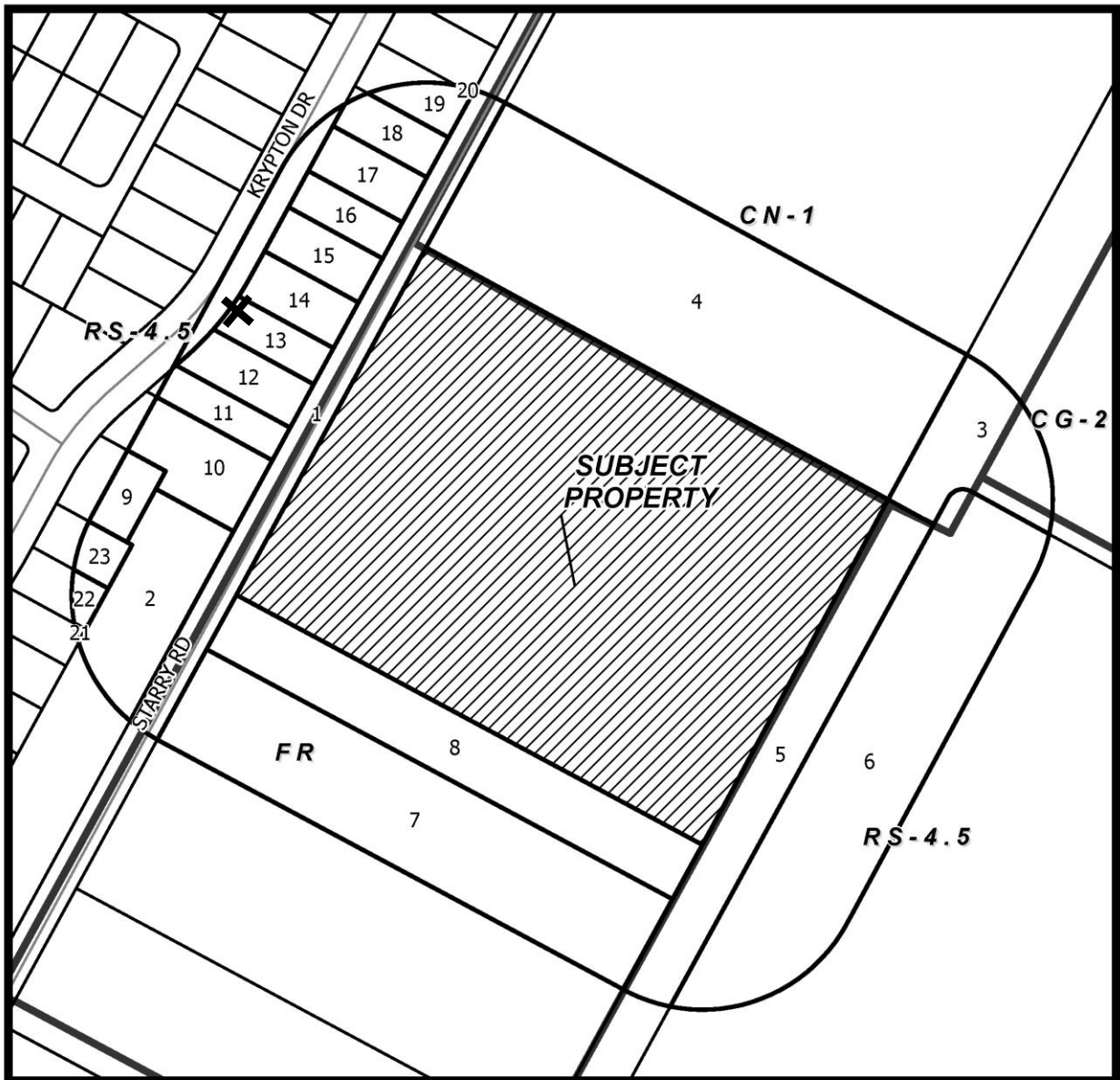
Headquarters: 6537 S. STARPLES STREET SUITE 125 #537  
CORPUS CHRISTI, TEXAS 78431  
361-248-1850

Branch Office: 701 N US HWY 281 SUITE #1293  
MARBLE FALLS, TEXAS 78654  
830-321-4569

info@jccarrlandsurvey.com | TBPELS FIRM NO. 10194750 | ©2024 JCLS







**(B) Existing Zoning and Notice Area Map.**



**CASE: ZN8254**  
**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
CR-3 Resort Commercial	RS-TH Townhouse
CI Intensive Commercial	SP Special Permit
CBD Downtown Commercial	RV Recreational Vehicle Park
FR Farm Rural	RMH Manufactured Home
H Historic Overlay	
BP Business Park	

-  Subject Property with 200' buffer
-  Owners in favor
-  4 Owners within 200' listed on attached ownership table
-  Owners in opposition



Esri, HERE, DeLorme, INCREMENT P  
**LOCATION MAP**



**(C) Returned Notice (s)**

**PUBLIC HEARING NOTICE**  
CITY PLANNING COMMISSION  
Rezoning Case No. ZN8254

**Azali Investments LLC** has petitioned the City of Corpus Christi to consider a change of zoning from the **“FR” Farm Rural District** to the **“RM-2” Multi-Family District, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**A property located at or near 7702 Starry Road and described as 7.14 Acres out of Lot 15, Section 34, Flour Bluff Encinal Farm and Garden Tract, located along the east side of Starry Road, south of Yorktown Boulevard, and north of Oso Creek.**



The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, June 12, 2024**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request.

The Planning Commission may recommend to the City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. For more information, please call (361) 826-3240.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3240.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

*NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.*

7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or via email to [zoning@cctexas.com](mailto:zoning@cctexas.com).

Property Owner(s) Name: James and Elupa Villarreal

Address: 7718 Krypton Dr. CCTX, 78414 Phone No: 361 3629477

( ) IN FAVOR  IN OPPOSITION

REASON: single family home tracts only, not multifamily apartments!

Elupa Villarreal  
Signature

Traffic is already dangerous and

Councilman Gil Hernandez stated this was not going to be allowed a year ago.

Planner Assigned: Saradja Registre  
Email: [SaradjaR@cctexas.com](mailto:SaradjaR@cctexas.com)  
Phone: 361-826-3574  
INFOR Case No: ZN8254  
Property Owner ID: 13