

ZONING REPORT

CASE ZN9187

APPLICANT & SUBJECT PROPERTY

District: 3
Owner: MVR Construction Company
Applicant: J. Perales Civil Engineering and Planning and Surveying Services
Address: 5040 Rockford Drive, located along the north side of Rockford Drive, east of Cliff Maus Drive, south of Old Brownsville Road, and west of Molina Drive
Legal Description: Block 3, Kennedy School Tract
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 59, Page 169-170.
Acreege of Subject Property: 4.98 acres
Pre-Submission Meeting: February 12, 2026
Code Violations: None

ZONING REQUEST

From: "RS-6" Single-Family 6 District
To: "RS-6/PUD" Single-Family 6 District with a Planned Unit Development (PUD) Overlay
Purpose of Request: To allow for a subdivision with decreased lot standards.

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 not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant	Institutional
North		Low-Density Residential	Medium Density Residential
South			
East			
West		Public-Semi Public	Institutional

UTILITY MASTER PLANS								
Service	Existing Conditions			Master Plan Improvements				
Water	8-inch, ACP, Water Distribution Line (Public), along the south side of Rockford Drive			None proposed.				
Wastewater	8-inch VCP Gravity Main (Public), Along the north side of Rockford Drive			None proposed.				
Stormwater	None.			None proposed.				
Gas	4-inch Coated Steel Grid Main, Along the north side of Rockford Drive.			None proposed.				
ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Rockford Drive	6	"C1" Minor Residential Collector	-	-	1	1	No Data	None
Darcey Drive	6	"Local" Residential	1	1	-	-	No Data	None
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via <i>Route 16 Morgan - inbound</i> with stops along the south of Old Brownsville Road, <i>Route 23 Molina A - Inbound</i> with a stop along the east side of Molina Drive, and <i>15S SUNDAY Ayers / Molina – outbound</i> with a stop along the south side of Bloomington Street.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				June 10, 2026				
City Council 1 st Reading				July 28, 2026				
City Council 2 nd Reading				August 11, 2026				
52	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property is an approximately 5-acre undeveloped lot out of the Westside area, located near Old Brownsville Road and South Padre Island Drive, along the north side of Rockford Drive, a "C1" Minor Residential Collector. The surrounding subdivision appears to have been established mostly between the 80's and 90's.

To the north, south, and east, properties are zoned "RS-6" Single-Family 6 District with medium-density residential land uses. The property to the east is also zoned similarly; however, with Public/Semi-Public uses.

The applicant is requesting a change in zoning for Planned Unit Development Overlay to allow some deviations from the development standards of the base zoning district. Per the Planned Unit Development Plan, the development will deviate from the "RS-6" Single-Family 6 District lot width, lot area, and street yard setback requirements.

The "RS-6" Single-Family 6 District allows for 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 following 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.
 - 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.

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

The proposed rezoning is consistent with the Westside ADP and FLUM 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 rezoning is consistent with the City of Corpus Christi Comprehensive Plan and the future land use designation of Medium-Density Residential.

- The amendment requested is compatible with the present zoning district and conforming uses of nearby property and to the character of the surrounding area and will not have a negative impact upon the surrounding neighborhood.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
 - Planned Unit Development is subject to be reviewed by the Technical Review Committee, which deemed the subject development acceptable.
 - Overall density of the subject property will increase slightly.
 - Roughly 28 “RS-6” Single-Family lots can be erected without the PUD deviations.
 - The PUD proposes 33 single-family lots.

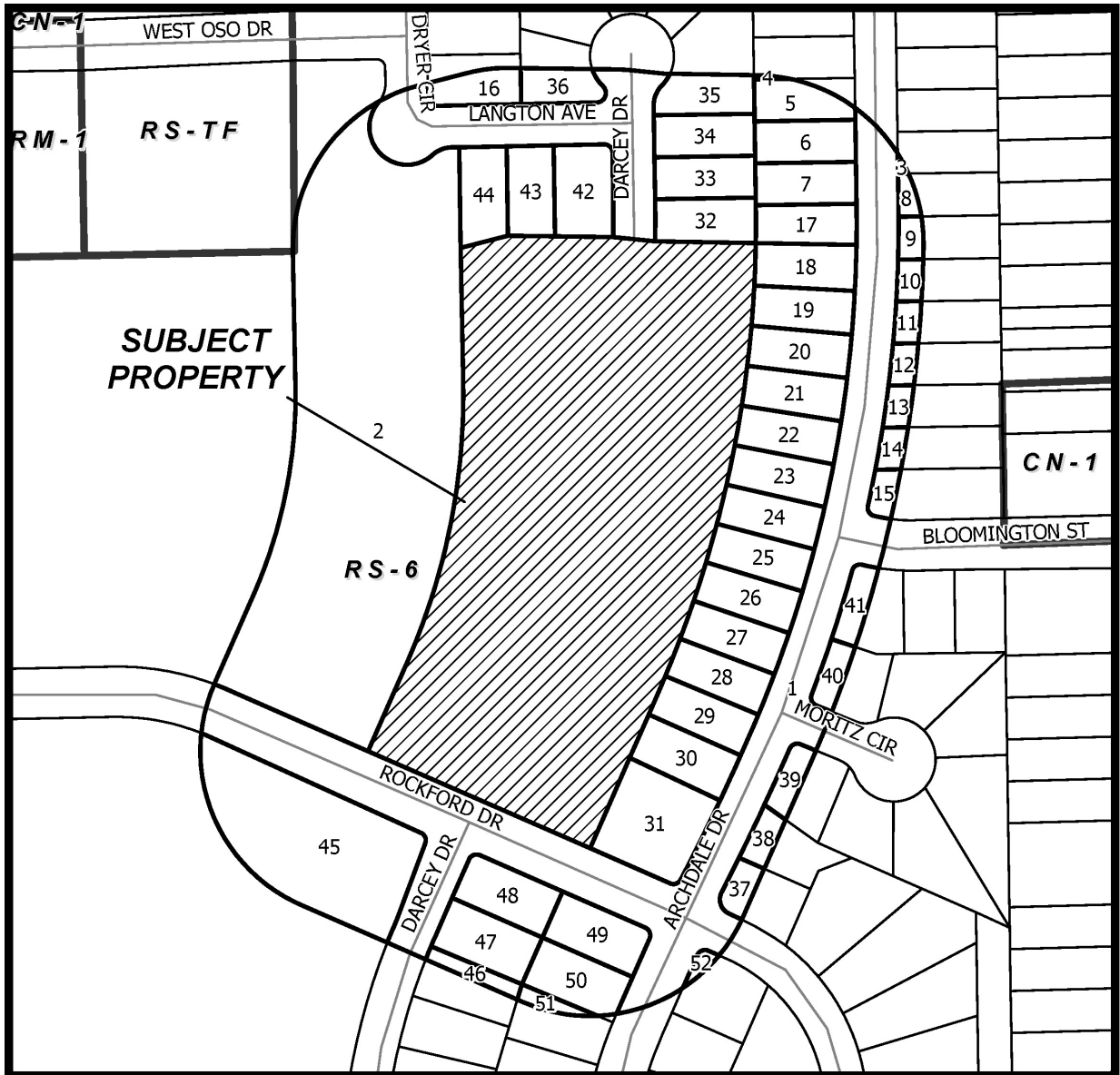
Staff Recommendation:

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 “RS-6” Single-Family 6 District to the “RS-6/PUD” Single-Family 6 District with a PUD Overlay.

Attachments:

- (A) Existing Zoning and Notice Area Map
- (B) PUD Summary – Variance Chart Included
- (C) Site Plan
- (D) Surrounding Property Owners Notification Roster

(A) Existing Zoning and Notice Area Map



CASE: ZN9187

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 in ownership table

Owners in opposition



Esri, HERE, LOCATION MAP

(B) PUD Summary and Variance Chart

Southbridge Unit 4 Planned Unit Development Summary

Development Description

MVR Construction Company, Inc., proposes to develop the Southbridge Unit 4 Planned Unit Development on a vacant 4.98 acre tract of land formerly owned by the West Oso Independent School District. The proposed development will create 33 lots for single family residential use. It is intended that the houses built on these lots be sold at a price point commensurate with existing property valuations in the immediate vicinity and which will provide “first home” opportunities for families whose children will be attending the adjacent elementary school.

Property Vicinity and Location

The property is located north of the intersection of Rockford Drive and Darcey Drive in the western section of the City of Corpus Christi. It is a platted lot with the street address 5040 Rockford Drive.

Existing and Adjoining Property Land Use and Zoning

The property is currently vacant and zoned for single family residential use under the City of Corpus Christi RS-6 Single Family Residential zoning district. The requested zoning for the proposed use is a Planned Unit Development under the RS-6 Single Family Residential zoning district regulations (RS-6 PUD).

The adjoining properties north of the proposed development support single family residential use and fall within a RS-6 single family residential zoning district. The adjoining properties east of the proposed development support single family residential use and fall within a RS-6 single family residential zoning district. The adjoining property to the west of the development is used as an elementary school facility within the West Oso Independent School District and falls within a RS-6 single family residential zoning district. The adjoining properties to the south also fall within a RS-6 single family use district. Land use in this area includes the City’s Westhaven Park facility to the southwest and single family residential use to the southeast.

Master Plan Considerations

The property is located within the boundaries of the City’s Westside Area Development Plan. As the property was previously owned by the West Oso Independent School District, the Area Development plan shows its future land use as “institutional”. The Area Development Plan designates the limits of Westhaven Park to the south of the property as “permanent open space”. The Area Development plan shows the future use of all other surrounding properties as “medium density residential”. Now that the property has been conveyed to private

ownership, future land use designation of the property should change to “medium density residential” to match that of adjacent properties. The proposed RS-6 PUD zoning district meets the requirements and expectations of the Area Development Plan “medium density residential” designation. The proximity of the West Oso ISD elementary school to the west and Westhaven Park to the south also contribute to creating a “walkable community” environment for the proposed development.

Site Plan and Lot Layout

A Master Site Plan is attached to this summary which illustrates the proposed lot layout for the development, including the proposed completion of Darcey Drive. Extension of City water, wastewater, and stormwater infrastructure will also be included with the public improvements to be constructed as part of the development. The extension of Darcey Drive and associated utilities will meet all requirements of Article 8 of the City of Corpus Christi Unified Development Code without exceptions.

Zoning Deviations Requested

Deviations from the RS-6 Single Family Residential zoning requirements are as follows:

1. The minimum lot area for single family residential lots shall be 4400 square feet.
2. The minimum lot width for single family residential lots shall be 40.0 feet.
3. The minimum street yard requirement for single family residential lots shall be 20.0 feet.

No other deviations are proposed.

Development Deviations Requested

No deviations are proposed. All required improvements will be in accordance with Article 8 of the City of Corpus Christi Unified Development Code.

Southbridge Unit 4 Planned Unit Development - Table of Variances

Reference UDC Article 4, Base Zoning Districts, Section 4.3.3 Residential Development Standards, Table 4.3.3 Residential Development (single family districts)

Item Description	RS-6 District Standard	P.U.D. Variance Requested
Minimum Lot Area	6,000 s.f.	4,400 s.f.
Minimum Lot Width (ft.)	50.0	40.0
Minimum Yards (ft.)		
Street	25	20
Street (corner)	10/25 (ref UDC 4.2.10)	none
Side (single)	5	none
Side (total)	10	none
Rear	5	none
Minimum Open Space	30%	none
Maximum Height (ft.)	35	none

No other variances from UDC zoning or development standards are requested for this Planned Unit Development.

Attachments:

Master Site Plan

Preliminary house elevation and floorplan

Utility Plan

Stormwater Management Plan

Street Lighting Plan



Front Elevation View



Preliminary floor plan

(D) Surrounding Property Owners Notification Roster

FID	TAXID	NAME	ADDRESS	CITY	STATE	AREA	% Area	ZIP
1	816500010000	REECE COUTURE ROW	2525 Hygeia Street	CORPUS CHRISTI TX	TX	132,220.04	25.00%	784115
2	389900010000	WEST OSO IND SCHOOL DIST	5350 BEAR LN	CORPUS CHRISTI TX	TX	138,274.37	26.14%	78405-4101
3	816400010410	ZUNIGA JOSE AND JUANA ZUNIGA	4234 ARCHDALE	CORPUS CHRISTI TX	TX	158.28	0.03%	78416
4	8164000303150	RICO PEDRO PEREZ ET UX MARIA	4217 ARCHDALE	CORPUS CHRISTI TX	TX	140.62	0.03%	78416
5	8164000303160	RAMIREZ ERIC MATTHEW	4221 Archdale Dr	Corpus Christi TX	TX	4,886.76	0.92%	78416-2602
6	8164000303170	CARINO MARIA ELIZA (LE) & KAREN LEE STANBERRY	4225 Archdale Dr	Corpus Christi TX	TX	6,000.16	1.13%	78416-2602
7	8164000303180	GUTIERREZ BERNARDINO & WF SONIA	4229 Archdale Dr	Corpus Christi TX	TX	6,000.10	1.13%	78416-2602
8	816500010420	PHILLIPS FLENOY R JR	4238 ARCHDALE DR	CORPUS CHRISTI TX	TX	1,077.82	0.20%	78416
9	816500010430	O'FALLON THOMAS E & MARGARET E O'FALLON	4242 ARCHDALE DR	CORPUS CHRISTI TX	TX	1,502.50	0.28%	78416
10	816500010440	WIMBISH JOHN ALBERT JR	4246 Archdale Dr	Corpus Christi TX	TX	1,502.92	0.28%	78416-2601
11	816500010450	PORTER ROSIE ANN	9023 Queen Maria Ct	Columbia MD	MD	1,506.50	0.28%	21045-2404
12	816500010460	LEYVA MOSES JR ET UX	4254 ARCHDALE	CORPUS CHRISTI TX	TX	1,511.52	0.29%	78416
13	816500010470	CORONA EMILIANO AGUILAR	4258 ARCHDALE DR	CORPUS CHRISTI TX	TX	1,518.00	0.29%	78416-2601
14	816500010480	LOPEZ JAVIER ET UX ANNETTE LOPEZ	4262 ARCHDALE DRIVE	CORPUS CHRISTI TX	TX	1,526.27	0.29%	78416
15	816500010490	SANCHEZ SARA	4266 Archdale Dr	Corpus Christi TX	TX	1,703.99	0.32%	78416-2601
16	816500030010	PEDRAZA ALEJANDRO TORRES ET UX BETTY PENA	4218 DRYER CIRCLE	CORPUS CHRISTI TX	TX	4,206.47	0.80%	78416
17	816500030190	LAZO MARIA DELCARMEN C	4233 ARCHDALE DR	CORPUS CHRISTI TX	TX	5,651.68	1.07%	78416-2602
18	816500030200	JIMENEZ SALVADOR AND GENOVEVA JIMENEZ	4237 Archdale Dr	Corpus Christi TX	TX	6,352.16	1.20%	78416-2602
19	816500030210	DOUANGAPHAYVONG PHIROUN	509 Del Mar Blvd	Corpus Christi TX	TX	6,001.88	1.13%	78404-2905
20	816500030220	ROBLES ARTURO H ET UX	4245 ARCHDALE	CORPUS CHRISTI TX	TX	6,001.04	1.13%	78416
21	816500030230	RODRIGUEZ HILARIO ETUX DORA C RODRIGUEZ	4249 ARCHDALE DRIVE	CORPUS CHRISTI TX	TX	6,001.88	1.13%	78416
22	816500030240	CORTEZ SABAS SR	4253 ARCHDALE DR	CORPUS CHRISTI TX	TX	6,001.90	1.13%	78416-2602
23	816500030250	MAUK DANNY WAYNE & WFE CRYSTAL DAWN	4257 Archdale Dr	Corpus Christi TX	TX	6,000.19	1.13%	78416-2602
24	816500030260	HERNANDEZ ARTHUR (TD)	4261 Archdale Dr	Corpus Christi TX	TX	6,003.52	1.14%	78416-2602
25	816500030270	RODRIGUEZ ANTONIO GARZA ET UX ANA	4301 ARCHDALE DRIVE	CORPUS CHRISTI TX	TX	5,996.87	1.13%	78416
26	816500030280	CASTILLO ALFONSO ET UX SUSANA	4305 ARCHDALE DRIVE	CORPUS CHRISTI TX	TX	6,009.55	1.14%	78416
27	816500030290	CASTILLO ALBERT H & WF ANGELICA	4309 ARCHDALE	CORPUS CHRISTI TX	TX	6,000.19	1.13%	78416
28	816500030300	CASTILLO ALBERTO & WF ANGELICA M	4309 Archdale Dr	Corpus Christi TX	TX	6,000.17	1.13%	78416-2613
29	816500030310	LEWIS RITA ALFORD ETALS	4317 ARCHDALE DR	CORPUS CHRISTI TX	TX	6,175.07	1.17%	78416-2613
30	816500030320	GARCIA MARIA LUISA	4321 ARCHDALE DR	CORPUS CHRISTI TX	TX	6,904.41	1.31%	78416-2613
31	816500030330	VILLARREAL YOLANDA G AND DAVID G VILLARREAL	4325 Archdale Dr	Corpus Christi TX	TX	13,522.21	2.56%	78416-2613
32	816500030490	CALDWELL SYLVIA ANN	4222 Darcey Dr	Corpus Christi TX	TX	6,255.62	1.18%	78416-2615
33	816500030500	HERNANDEZ ROSA ELENA & HUS MOISES MORENO	4218 DARCEY DR	CORPUS CHRISTI TX	TX	6,000.47	1.13%	78416-2615
34	816500030510	DANIELS GRACE L	4214 DARCEY DR	CORPUS CHRISTI TX	TX	6,000.50	1.13%	78416-2615
35	816500030530	SULLIVAN MICHAEL W & WF HELEN P	4206 Darcey Dr	Corpus Christi TX	TX	5,456.98	1.03%	78416-2615
36	816500030570	GARCIA MARTHA M	4209 DARCEY	CORPUS CHRISTI TX	TX	3,910.88	0.74%	78416
37	816500040010	SANDATE ROBERT ET UX	4318 ARCHDALE	CORPUS CHRISTI TX	TX	2,192.86	0.41%	78416

38	816500040020	CHARLES ARNOLD	4314 ARCHDALE DR	CORPUS CHRISTI TX	2,107.39	0.40%	78416
39	816500040030	MUNOZ ANNA MARIE	913 MORITZ CIRCLE	CORPUS CHRISTI TX	2,578.43	0.49%	78416
40	816500040090	OTERO VICTOR M ET UX CYNTHIA A	910 MORITZ CIRCLE	CORPUS CHRISTI TX	2,399.42	0.45%	78416
41	816500040100	SMITH JASON L AND KEREN Q WIFE	1214 BLOOMINGTON ST	CORPUS CHRISTI TX	2,853.83	0.54%	78416
42	816500050140	LEOS IGNACIO JR	1013 LANGTON AVE	CORPUS CHRISTI TX	7,649.58	1.45%	78416
43	816500050150	GARCIA SUSANA AND ROXANN D GARZA	1005 LANGTON AVE	CORPUS CHRISTI TX	6,020.46	1.14%	78416-2600
44	816500050160	GARCIA SUSANA AND ROXANN D GARZA	1005 LANGTON AVE	CORPUS CHRISTI TX	6,414.83	1.21%	78416-2600
45	948400020000	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI TX	34,331.50	6.49%	78469-9277
46	948400040220	GUTIERREZ RODOLFO OMAR	1710 DARCEY DR	CORPUS CHRISTI TX	2,117.74	0.40%	78416-2515
47	948400040230	JAMES BRENDA L	1706 DARCEY DR	CORPUS CHRISTI TX	7,278.99	1.38%	78416
48	948400040240	WHITE ROBERT C	1702 DARCEY DR	CORPUS CHRISTI TX	7,028.62	1.33%	78416
49	948400040250	GARCIA JESSE & NOEMI GARCIA	1701 ARCHDALE DRIVE	CORPUS CHRISTI TX	7,028.60	1.33%	78416
50	948400040260	CALAMACO SANTOS JR AND YVONNE CALAMACO	1705 ARCHDALE DRIVE	CORPUS CHRISTI TX	6,931.12	1.31%	78416
51	948400040270	BEASLEY KATHLEEN DELOACH AMY A HALL	6502 Nellie Dr	Arlington TX	1,306.48	0.25%	76002-2978
52	948400050220	PRICE KEVIN D AND VICTOR D PRICE	6517 DOWNING ST	CORPUS CHRISTI TX	693.51	0.13%	78414-3533
					528,916.88	100.00%	
0		JOHN F. KENNEDY E.S.	1102 VILLARREAL DRIVE	CORPUS CHRISTI TX			78416
0		WEST OSO E.S.	5350 BEAR LANE	CORPUS CHRISTI TX			78405
0		WEST OSO H.S.	754 FLATO ROAD	CORPUS CHRISTI TX			78405
0		J.A. GARCIA E.S.	1945 GOLLIHAR ROAD	CORPUS CHRISTI TX			78416