

# ZONING REPORT

Case # ZN8512

## Applicant & Subject Property

**District:** 4  
**Owner:** Green Wing Investments, LLC.  
**Applicant:** Green Wing Investments, LLC.  
**Address:** 1318 Flour Bluff Drive, located along the west side of Flour Bluff Drive, north of Graham Road, and south of South Padre Island Drive.  
**Legal Description:** Lots 6, 7, 8, 9, 10, Block 41, Flour Bluff and Encinal Farm and Garden Tract.  
**Acreeage of Subject Property:** 32.066 acres  
**Pre-Submission Meeting:** August 2024

## Zoning Request

**From:** "RS-6" Single-Family 6 District  
**To:** "RM-3" Multifamily District  
**Purpose of Request:** To allow for the development of apartments.

## Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RS-6" Single-Family 6	Vacant/Agriculture	Planned Development/Commercial
<b>North</b>	"CG-1" General Commercial	Commercial	Commercial
<b>South</b>	"CG-1" General Commercial	Vacant/Agriculture	Commercial
<b>East</b>	"CG-1" General Commercial	Commercial	Commercial
<b>West</b>	"RE" Residential Estate	Estate Residential/Vacant	Low-Density Residential

**Plat Status:** The subject property is not platted per MRNCT (Map Records of Nueces County, Texas).

**Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):** The subject property is not within a MCAOD District.

**Code Violations:** None.

## Transportation and Circulation

	Designation	Section Proposed	Section Existing
<b>Flour Bluff Drive</b>	"A1" Primary	4 Lanes, 95 feet	4 lanes, 95 feet

**Transit:** The Corpus Christi RTA serves the subject property via Route *4E Flour Bluff Express (PILOT)* with a stop north of Flour Bluff Drive. The Corpus Christi RTA includes service to the subject property via Route 4 Flour Bluff with a stop along the south of South Padre Island Drive. The Corpus Christi RTA serves the subject property via Route 29 Staples with a halt south of South Padre Island Drive.

<b>Bicycle Mobility Plan:</b> A 1-way Cycle Track (both sides) is planned along Flour Bluff Drive.	
<b>Utilities</b>	
<b>Gas:</b> A 12-inch steel line exists within the property. <b>Stormwater:</b> A 104-inch SBC line and storm ditch “Compton” exist west of the subject property. <b>Wastewater:</b> An 8-inch VCP line exists east of the subject property. <b>Water:</b> A 16-inch PVC line exists north of Flour Bluff Drive.	
<b>Corpus Christi Comprehensive Plan (Plan CC)</b>	
<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), which was adopted in 2016. <b>ADP (Area Development Plan):</b> According to Plan CC, the subject property is located within the Flour Bluff Area Development Plan (Adopted on June 22, 2021). <b>Water Master Plan:</b> No improvements have been proposed. <b>Wastewater Master Plan:</b> No improvements have been proposed. <b>Stormwater Master Plan:</b> No improvements have been proposed. <b>Roadway Master Plan:</b> No improvements have been proposed.	
<b>Public Notification</b>	
Number of Notices Mailed	25 within a 200-foot notification area 0 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
<b>Public Hearing Schedule</b>	
<b>Planning Commission Hearing Date:</b> January 8, 2024 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> March 18, 2025 <b>City Council 2<sup>nd</sup> Reading Date:</b> March 25, 2025	

**Background:**

The applicant is requesting a zoning change to accommodate the development of apartments. The “RM-3” Multifamily District permits apartments, single-family houses, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, and nursing homes.

The subject property is a 32.06-acre tract out of the Flour Bluff and Encinal Farm and Garden Tract and is not platted. The subject property is zoned “RS-6” along the west side of Flour Bluff Drive, an “A1” Primary Collector.

To the north, the surrounding properties are zoned “CG-1” General Commercial District with commercial uses. To the south, surrounding properties are zoned “CG-1” General Commercial District with vacant and agricultural uses. To the east, surrounding properties are zoned “CG-1”

General Commercial District with commercial uses. To the west, surrounding properties are zoned “RE” Residential Estate with mostly vacant uses and little estate residential use.

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

The proposed rezoning is not consistent with the following Elements, Goals, and Strategies for Decision Makers:

- 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.

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

The proposed rezoning is inconsistent with the Flour Bluff ADP and FLUM designation of planned development.

**Staff Analysis:**

Staff reviewed the subject property’s background information and the applicant’s rezoning request purpose and researched the property’s land development history, including 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 adopted Comprehensive Plan (Plan CC), the Flour Bluff ADP, and the future land use map.
- While the subject property is not located within the Air Installation Compatibility Use Zone (AICUZ) Overlay, the uses will still be impacted by the potential danger of aircraft crashes and the daily impact of aircraft noise. The subject property is within the Lighting Overlay of the Military Compatibility Area Overlay District (MCAOD).
- Due to the immediate proximity of the AICUZ, specifically the Accident Potential Zone 2 (APZ-2), the current zoning is the most compatible with the surrounding uses, the future land map, and adjacency to the APZ.
- A previous rezoning request was made in 2021 for the “RM-2” Multifamily District. The City Council approved a reduced density Special Permit allowing single-family homes and town homes. Multifamily zoning was not approved.
- During the previous rezoning process for the subject property (in 2021, from the “RE” Residential Estate District to the “CG-2” General Commercial District and the “RM-2” Multifamily District, the Community Planning Liaison for Naval Station Corpus Christi stated the following: “Due to the proximity of the Accident Potential Zone (APZ) and flight track that overflies this parcel (transition from Naval Outlying Landing Field (NOLF) Waldron to NAS-CC), the density level of the proposed site is not recommended.”

**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 denial of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-3” Multifamily District.

**Attachments:**

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

## (A) Metes & Bounds Description and Exhibit

### STATE OF TEXAS COUNTY OF NUECES

Field notes of a 32.066 acre, zoning tract, out of Lots 6, 7, 8, 9 and 10, Section 41, "Flour Bluff and Encinal Farm and Garden Tracts" as shown on the plat recorded in Volume "A", Pages 41 - 43, Map Records Nueces County, Texas. Said 32.066 acre, zoning tract also being out of the "R. De Ynojosa" Survey, Abstract - 411, Nueces County, Texas. Said 32.066 acre tract being more particularly described as follows:

**COMMENCING** at a point in the northwest right of way of Flour Bluff Drive, for the south corner of Lot 1, "Murphy Oil Subdivision" as shown on the plat recorded in Volume 67, Page 695, Map Records Nueces County, Texas. **THENCE** with the southwest line of said Lot 1, North 61°27'31" West, a distance of 300.00 feet to a point in the southwest line of said Lot 1, for an outside corner of this exhibit and for the **POINT of BEGINNING**.

**THENCE** with the southeast line of this exhibit, across said Lot 6, South 28°33'44" West, Section 41, a distance of 598.49 feet to a point in the northeast line of a 7.10 acre tract, described in a deed recorded in Document No. 2011004146, Official Public Records Nueces County, Texas and for the southernmost corner of this exhibit.

**THENCE** with the common line of said 7.10 acre tract and this exhibit, North 61°17'45" West, a distance of 635.58 feet to a point for an outside corner of this exhibit.

**THENCE** with the common line of said 7.10 acre tract and this exhibit, North 16°17'51" West, a distance of 121.32 feet to a point for an outside corner of this exhibit.

**THENCE** with the common line of said 7.10 acre tract and this exhibit, North 28°42'15" East, a distance of 29.22 feet to a point for an inside corner of this exhibit.

**THENCE** with the common line of said 7.10 acre tract and this exhibit, North 61°17'45" West, a distance of 1709.77 feet to a point for an outside corner of this exhibit.

**THENCE** with the northwest line of this exhibit, across said Lot 10, North 28°42'15" East, Section 41, a distance of 603.37 feet to a point in the southwest line of a tract designated as "Area B", adjacent to an existing 20.00 foot, private road easement, "Lexington Industrial Center", as shown on the plat recorded in Volume 29, Page 47, Map Records Nueces County, Texas, and for the northernmost corner of this exhibit.

**THENCE** with the common line of said "Area B" and this exhibit, South 61°26'43" East, at a distance of 24.25 feet pass a point for the west corner of Lot 2, said "Lexington Industrial Center (V. 29, P. 47)", and in all a total distance of 941.46 feet to a point in the southwest line of Lot 11A, "Lexington Industrial Center" as shown on the plat recorded in Volume 68, Page 837, Map Records Nueces County, Texas, for an outside corner of Lot 15A, "Lexington Industrial Center" as shown on the plat recorded in Volume 56, Page 156, Map Records Nueces County, Texas, and for an outside corner of this exhibit.

**THENCE** with the common line of said Lot 15A and this exhibit, South 28°12'06" West, a distance of 100.00 feet to a point for a common corner of said Lot 15A and this exhibit.

**THENCE** with the common line of said Lot 15A and this exhibit, South 61°26'43" East, a distance of 300.01 feet to a point for a common corner of said Lot 15A and this exhibit.

**THENCE** with the common line of said Lot 15A and this exhibit, North 28°12'06" East, a distance of 100.00 feet to a point in the southwest line of Lot 16, "Lexington Industrial Center" as shown on the plat recorded in Volume 32, Page 88, Map Records Nueces County, Texas and for a common corner of said Lot 15A and this exhibit.

**THENCE** with the common line of Lot 16, said "Lexington Industrial Center(V.32, P.88)" and this exhibit, South 61°26'43" East, a distance of 187.09 feet to a point for the north corner of Lot 2, said "Murphy Oil Subdivision" and for an outside corner of this exhibit.

**THENCE** with the common line of said Lot 2, "Murphy Oil Subdivision" and this exhibit, South 28°31'29" West, a distance of 126.46 feet to a point for the west corner of said Lot 2, "Murphy Oil Subdivision" and for an inside corner of this exhibit.

**THENCE** with the common line of said Lot 2, "Murphy Oil Subdivision" and this exhibit, South 61°27'31" East, a distance of 1000.71 feet to the **POINT of BEGINNING** of this exhibit, and containing 32.066 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein does not represent an on the ground survey.

*Ronald E. Brister*

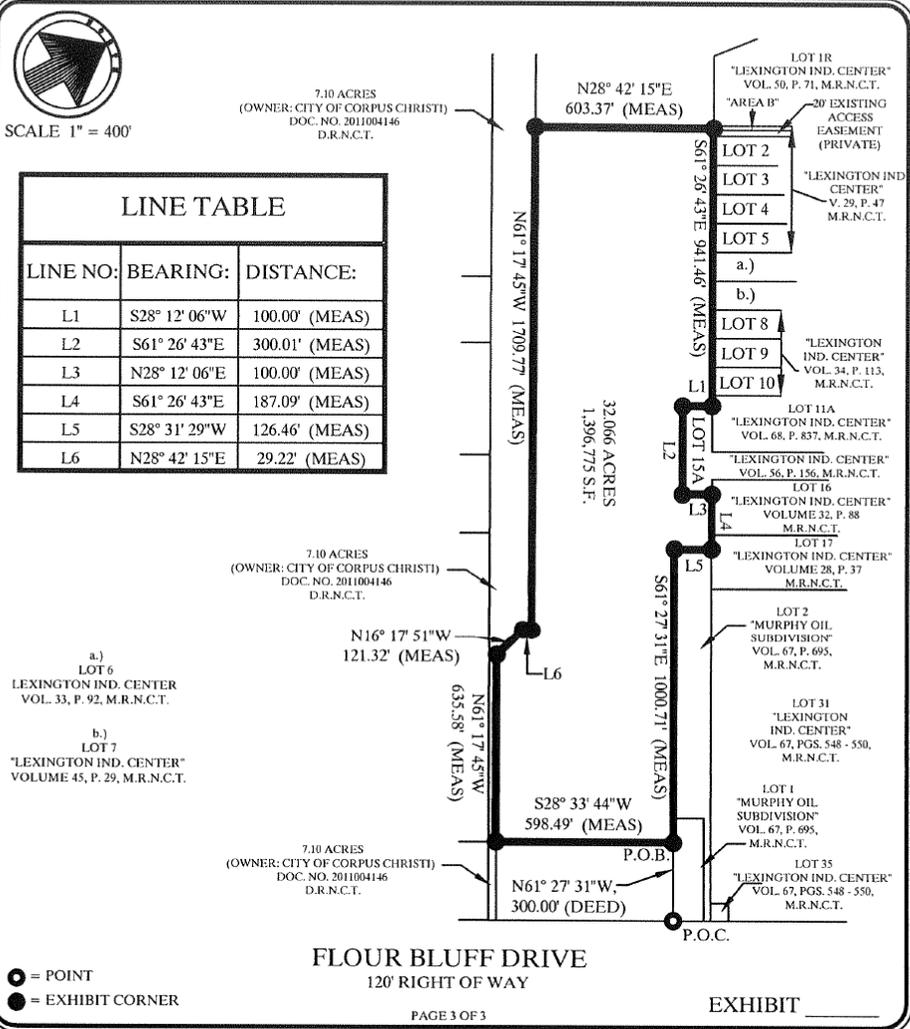
Ronald E. Brister, RPLS No. 5407

Date: November 7, 2024



EXHIBIT OF

A 32.006 ACRE, ZONING TRACT, OUT OF LOTS 6, 7, 8, 9 AND 10, SECTION 41, "FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS" AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 32.066 ACRE, ZONING TRACT ALSO BEING OUT OF THE "R. DE YNOJOSA" SURVEY, ABSTRACT - 411, NUECES COUNTY, TEXAS



**Brister Surveying**  
5506 Cam Drive  
Corpus Christi, Texas 78411  
Off 361-850-1800  
Fax 361-850-1802  
Bristersurveying@corpus.twhco.com  
Firm Registration No. 10072800

THIS EXHIBIT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

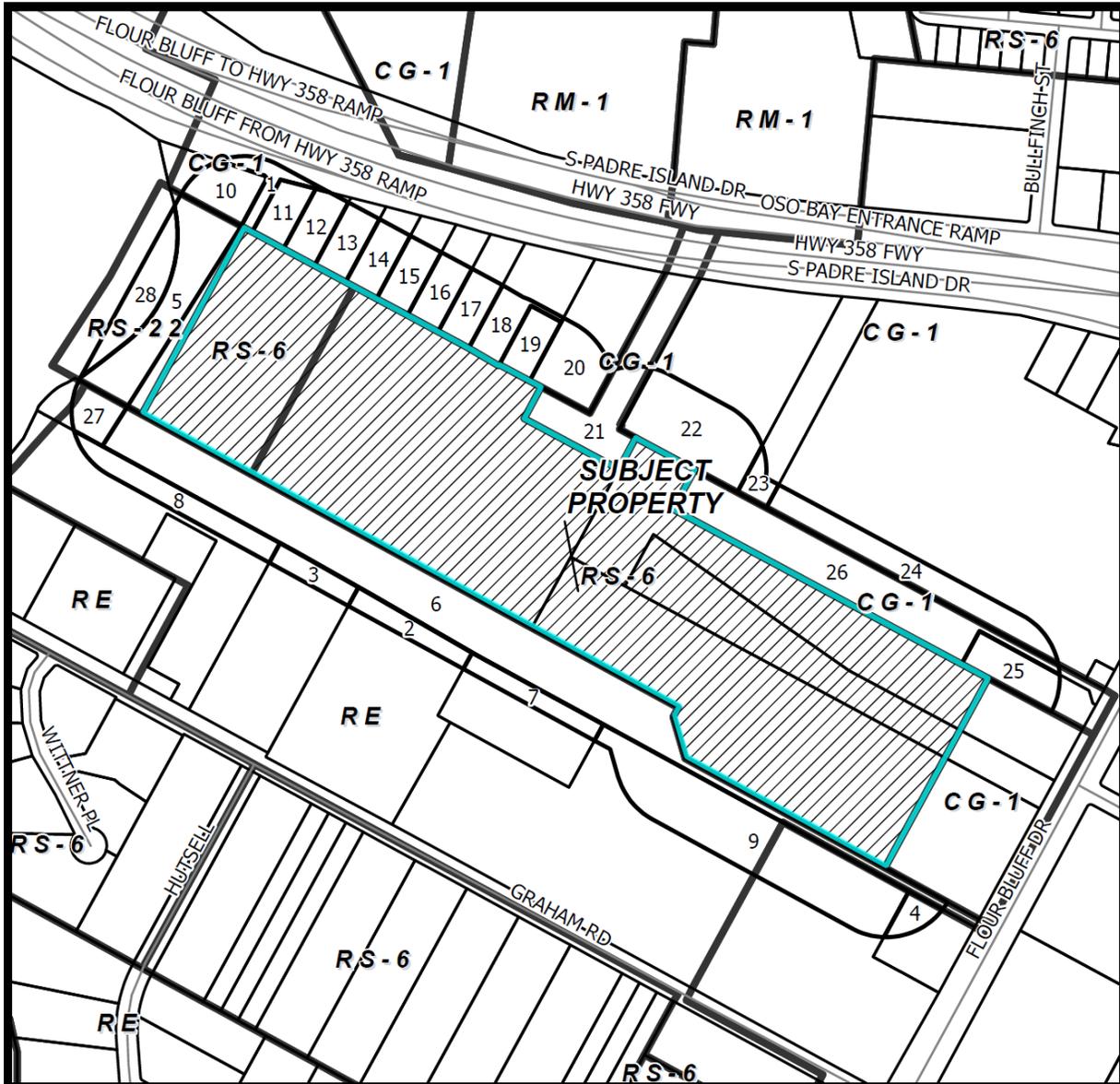
I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT OF THE PROPERTY LEGALLY DESCRIBED HEREIN DOES NOT REPRESENT AN ON THE GROUND SURVEY.

*Ronald E. Brister*  
RONALD E. BRISTER R.P.L.S. NO. 5407

NOTES:  
1.) TOTAL AREA OF EXHIBIT IS 32.066 ACRES.  
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.  
3.) SET 5/8" REBAR = STEEL REBAR SET WITH YELLOW PLASTIC CAP LABELLED BRISTER SURVEYING.  
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS EXHIBIT.  
5.) THIS DOCUMENT IS INTENDED FOR REZONING PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

SURVEY DATE: NOVEMBER 7, 2024  
JOB NO. 241460

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



**CASE: ZN8512**  
**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
CI Intensive Commercial	SP Special Permit
CBD Downtown Commercial	RV Recreational Vehicle Park
CR-3 Resort Commercial	RMH Manufactured Home
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

