

**Zoning Case No. ZN9187, MVR Construction Company. (District 3).
Ordinance rezoning property at or near 5040 Rockford Drive from the “RS-6” Single-Family District to the “RS-6/PUD” Single-Family District with a Planned Unit Development (PUD) Overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).**

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being Block 3, Kennedy School Tract , as shown in Exhibit “A”, from:

the “RS-6” Single-Family District to the “RS-6/PUD” Single-Family District with a Planned Unit Development (PUD) Overlay.

The subject property is located at or near **5040 Rockford Drive. Exhibit A**, Planned Unit Development (P.U.D.) Guidelines and Master Site Plan, is attached to and incorporated in this ordinance.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. Planned Unit Development Guidelines and Master Site Plan: The Owners shall develop the properties in accordance with the P.U.D. Guidelines and Master Site Plan, attached as **Exhibit A**, and to the satisfaction of the Technical Review Committee (TRC).
2. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.

3. Time Limit: An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted, or if no building permit is required, a certificate of occupancy has been issued.

SECTION 3. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 7. This ordinance shall become effective upon publication.

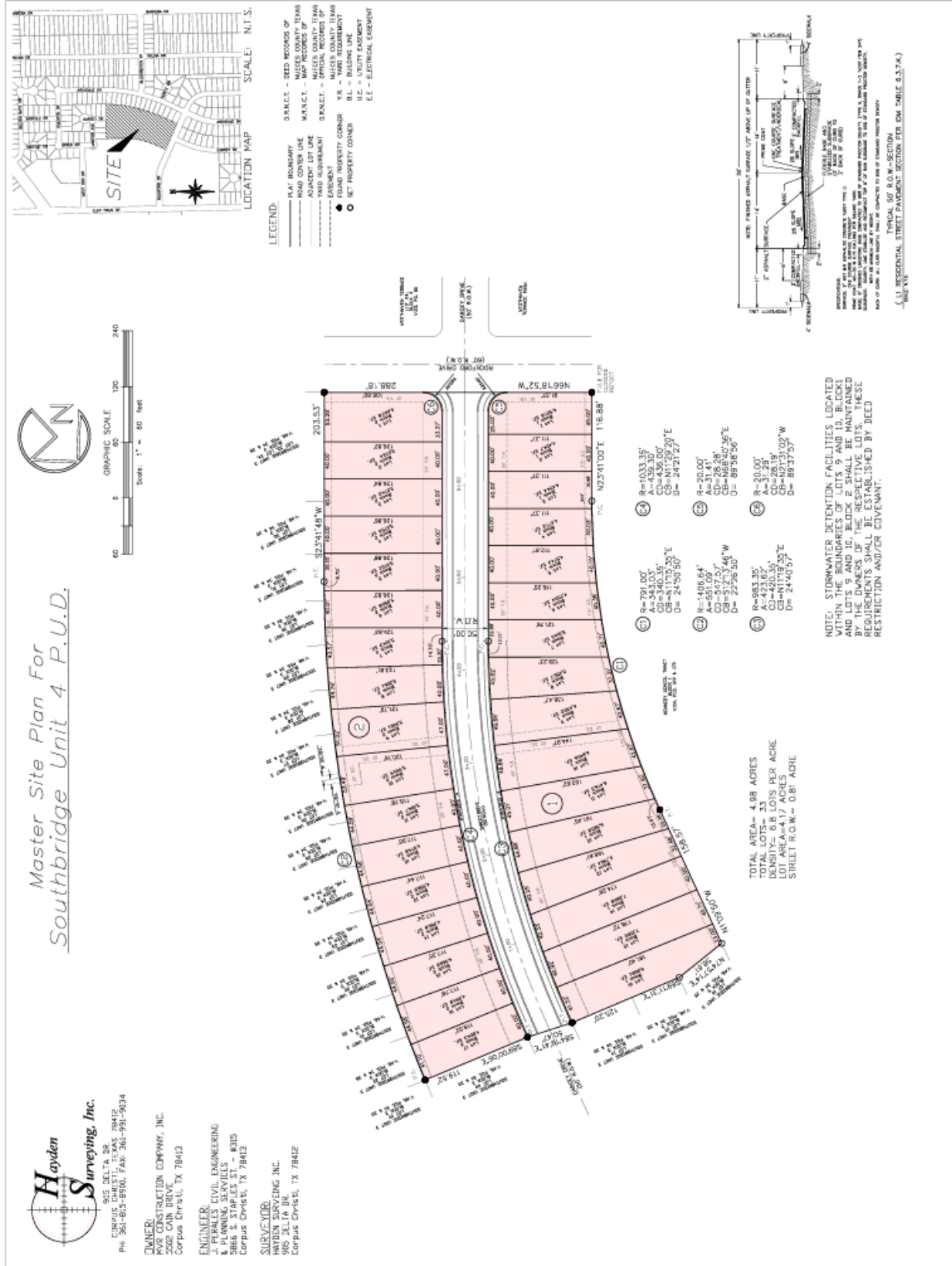
Introduced and voted on the _____ day of _____, 2026.

PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary



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 34 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