

# ZONING REPORT

## CASE ZN8769

Applicant & Subject Property			
<b>District:</b> 1 <b>Owner:</b> Gary Crook <b>Applicant:</b> Gary Crook <b>Address:</b> 14454 Northwest Boulevard; with the area of request located immediately south of Riverwood Road, east of River Hill Road, an interior to the north side of Northwest Boulevard. <b>Legal Description:</b> Lot 2B, Nueces River Irrigation Park Annex #2 <b>Acres of Subject Property:</b> 0.93 acre. Refer to Attachment (A) Metes and Bounds.			
Zoning Request			
<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "ON" Neighborhood Office District <b>Purpose of Request:</b> To allow commercial development on a split-zoned parcel.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RS-6" Single-Family 6	Commercial	Mixed-Use
<b>North</b>	"RS-6" Single-Family 6	Transportation (Riverwood Rd), Medium-Density Residential	Transportation (Riverwood Rd), Medium-Density Residential
<b>South</b>	"CG-2" General Commercial	Commercial	Mixed-Use
<b>East</b>	"RS-6" Single-Family 6	Medium-Density Residential	Mixed-Use
<b>West</b>	"ON/SP" Neighborhood Office with a Special Permit	Professional Office	Mixed-Use
<b>Plat Status:</b> The subject property is a portion of a platted property. Development may require a subdivision application. <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.			
Roadway Master Plan			
Northwest Boulevard	Designation	Section Proposed	Section Existing
	"A3" Primary Arterial Divided	130-Foot ROW 6 Lanes, Median	95-Foot ROW 2 Lanes, Median

Riverwood Road	Designation	Section Proposed	Section Existing
	"Local" Residential	46-Foot ROW 2 Thru Lanes, No Median/Center Turn Lane	60-Foot ROW 2 Lanes, No Median/Center Turn Lane
<b>Transit:</b> The Corpus Christi RTA provides service to the subject property via Bus Route 27 S Leopard, approximately one mile to the east.			
<b>Bicycle Mobility Plan:</b> The subject property is adjacent to multiple planned mobility infrastructure; an off-road multi-use trail along the drainage corridor Northwest of the site; a buffered bike lane, along Riverhills Drive, also north of the site; as well as a one-way cycle track along both sides of Northwest Boulevard.			
<b>Utilities</b>			
<p><b>Gas:</b> A 6-inch WS (public and active) grid main exists along Riverwood Road.as well as Northwest Boulevard.</p> <p><b>Stormwater:</b> There are ditches/surface drainage facilities along Riverwood Road and Northwest Boulevard.</p> <p><b>Wastewater:</b> A 16-inch PVC (public and active) wastewater main exists along the north side of Riverwood Road.</p> <p><b>Water:</b> A 12-inch ACP (public and active) distribution line exists along the north side of Northwest Boulevard; and an 8-inch ACP (public and active) distribution line exists along the south side of Riverwood Road.</p>			
<b>Corpus Christi Comprehensive Plan</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 Northwest ADP (Adopted on January 9, 2001).</p>			
<p><b>Water Master Plan:</b> No improvements have been proposed.</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> Improvements have been proposed, which, include the widening of Northwest Boulevard.</p>			
<b>Public Notification</b>			
Number of Notices Mailed		18 within a 200-foot notification area 3 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 (0 individual property owner)	

<b>Public Hearing Schedule</b>
<b>Planning Commission Hearing Date:</b> July 23, 2025 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> September 2, 2025 <b>City Council 2<sup>nd</sup> Reading Date:</b> September 9, 2025

**Background:**

The subject area of request located in the Northwest Area of the City of Corpus Christi, is a 0.93-acre tract out of a recorded lot, immediately south of Ridgewood Road, a local residential road, north of Northwest Boulevard, a primary arterial road, and River Hill Drive, a minor residential collector. The parent parcel is split zoned with a general commercial district designation along Northwest Boulevard, and the remaining portion zoned "RS-6" Single-Family 6 District.

The applicant is requesting a change in zoning for commercial development of a split zoned property.

The properties surrounding the area of request are zoned for commercial use; except for the property to its immediate east, which is zoned "RS-6" Single-Family 6 district, with a low-density residential use. To the north of the area of Riverwood Road, and subject parcel, is the medium-density residential New River Hills Subdivision, zoned "RS-6" Single-Family 6 District. The property to the west is zoned "ON//SP" Neighborhood Office District with a special permit with professional office use. To the south, the current land use is commercial, and the zoning is "CG-2" General Commercial on the remaining of the subject property.

The "ON" Neighborhood Office District permits office uses, apartments, commercial parking, overnight accommodation uses (except for a bed and breakfast home), educational facilities, government facilities (except for detention facilities), medical facilities, places of worship, and community service uses.

**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.
  - 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.

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

The proposed rezoning is inconsistent with the Northwest ADP ; however is not consistent with the FLUM designation of mixed-use.

**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 amendment to be applied through this request, while generally consistent with the City of Comprehensive Plan; however, is inconsistent with the future land use designation of mixed-use.

- The amendment requested is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. Staff does not foresee any adverse impact.
  - Neighborhood office use is deemed compatible with residential use and the traffic pattern that may be generated will not have any adverse impact on the surrounding area. None of the rights-of-way connect to the neighborhood or above zoning districts.
- The property is suitable for the uses to be permitted by the zoning district to be applied.

**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 “ON” Neighborhood Office District.

**Attachment(s):**

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

## (A) Metes & Bounds Description and Exhibit

Exhibit \_\_\_\_\_

### STATE OF TEXAS COUNTY OF NUECES

Field notes of a 0.926 acre tract, for zoning purposes only, out of Lot 2B, "Nueces River Irrigation Park Annex No. 2", as shown on the plat recorded in Volume 70, Page 86, Map Records Nueces County, Texas. Said 0.926 acre tract being more particularly described as follows:

**BEGINNING** at a point in the southwest right of way of Riverwood Road, for the northwest corner of Lot 1B, "Nueces River Irrigation Park Annex No. 2", as shown on the plat recorded in Volume 58, Pages 201 – 202, Map Records Nueces County, Texas, for the common northeast corner of said Lot 2B and this exhibit.

**THENCE** with the common line of said Lot 2B, said Lot 1B, and this exhibit, South 05° 06' 40" West, a distance of 114.37 feet to a point in the west line of said Lot 1B, for the northeast corner of Lot 2A, "Nueces River Irrigation Park Annex No. 2", as shown on the plat recorded in Volume 70, Page 86, Map Records Nueces County, Texas, for the upper southeast corner of said Lot 2B, and for the southeast corner of this exhibit.

**THENCE** with the common line of said Lot 2A, said Lot 2B, and this exhibit, North 84° 57' 22" West, at a distance of 100.08 feet pass a point for the northwest corner of said Lot 2A, and in all a total distance of 199.67 feet to a point in the west line of said Lot 2B, in the east line of Lot 4B, Block 11, "Northwest Estates", as shown on the plat recorded in Volume 68, Page 198, Map Records Nueces County, Texas, and for the southwest corner of this exhibit.

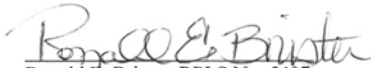
**THENCE** with the common line of said Lot 2B, said Lot 4B, and this exhibit, North 05° 10' 23" East, a distance of 289.66 feet to a point in the southwest right of way of Riverwood Road, for the northeast corner of said Lot 4B, for the northwest corner of said Lot 2B, and for the northwest corner of this exhibit.

**THENCE** with the common line of the southwest right of way of Riverwood Road, said Lot 2B, and this exhibit, South 43° 36' 08" East, a distance of 265.31 feet to the **POINT of BEGINNING** of this exhibit, and containing 0.926 acres of land, more or less.

#### Notes:

- 1.) Bearings are based on the recorded plat of Nueces River Irrigation Park Annex No. 2, Volume 70, Page 86, M.R.N.C.T.
- 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 and is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: May 21, 2025



Job No. 250768

EXHIBIT OF  
A 0.926 ACRE TRACT, FOR ZONING PURPOSES ONLY, OUT OF LOT 2B, "NUECES  
RIVER IRRIGATION PARK ANNEX NO. 2", AS SHOWN ON THE PLAT RECORDED IN  
VOLUME 70, PAGE 86, MAP RECORDS NUECES COUNTY, TEXAS.



SCALE 1" = 60'

CURRENT ZONING: ON

LOT 4B, BLOCK 11  
NORTHWEST ESTATES  
VOL. 68, PG. 192  
M.R.N.C.T.

N05° 10' 23" E 289.66'

5' U.E.

RIVERWOOD ROAD  
60' RIGHT OF WAY  
S43° 36' 08" E 265.31'

LOT 2B

0.926 ACRES  
40,319 S.F.

CURRENT ZONING: RS-6  
PROPOSED ZONING: ON

N84° 57' 22" W 199.67'

REMAINDER  
OF LOT 2B

LOT 2A

CURRENT ZONING: CG-2

5' U.E.

S05° 06' 40" W 114.37'

CURRENT ZONING: RS-6

LOT 1B  
NUECES RIVER  
IRRIGATION PARK  
ANNEX NO. 2  
VOL. 58, PGS. 201 - 202  
M.R.N.C.T.

● = EXHIBIT CORNER

PAGE 2 OF 2

EXHIBIT \_\_\_\_\_

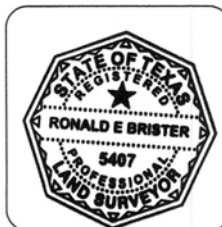


## Brister Surveying

5506 Cain Drive  
Corpus Christi, Texas 78411  
Off 361-850-1800  
Fax 361-850-1802  
Bristersurveying@corpus.twcba.com  
Firm Registration No. 10072800

### NOTES:

- 1.) TOTAL AREA OF EXHIBIT IS 0.926 ACRES
- 2.) BEARINGS ARE BASED ON THE RECORDED PLAT OF NUECES RIVER IRRIGATION PARK ANNEX NO. 2, VOLUME 70, PAGE 86, M.R.N.C.T.
- 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED 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.



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

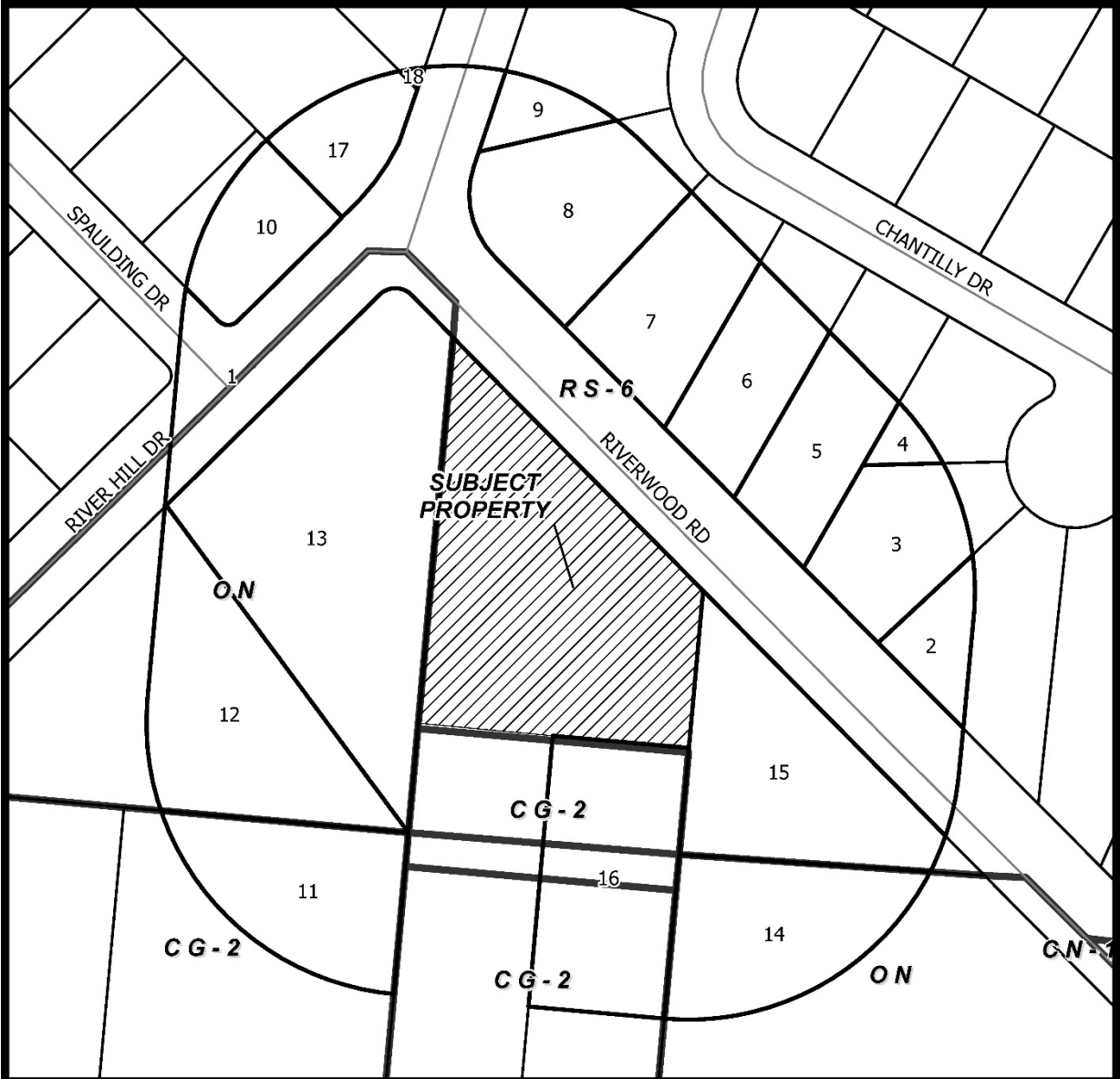
I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT OF THE PROPERTY LEGALLY DESCRIBED HEREIN DOES NOT REPRESENT AN ON THE GROUND SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

SURVEY DATE MAY 21, 2025

JOB NO. 250768

(B) Existing Zoning and Notice Area Map



**CASE: ZN8769**  
**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

