

ZONING REPORT

CASE ZN8501

Applicant & Subject Property			
District: 1 Owner: Cross Timbers Steakhouse, Inc. Applicant: MPM Development, Limited Partnership Address: 3402 CR-52 (County Road 52), located along the north side of CR-52, and west of IH-69 (Interstate Highway 69), also known as IH-77 (Interstate Highway 77). Legal Description: 15.64 Acres out of the East Half of Lot 7, Block 1, Nueces River Irrigation Park. Acres of Subject Property: 15.64 acres. Refer to Attachment (A) Metes and Bounds.			
Zoning Request			
From: "FR" Farm Rural District To: "RS-4.5" Single-Family 4.5 District Purpose of Request: To allow a medium-density single-family residential subdivision.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Agricultural	Medium-Density Residential
North	"FR" Farm Rural	Drainage Corridor	Permanent Open Space
South	"OCL" Outside City Limits	Transportation (CR-52), Agricultural, Commercial	Transportation (CR-52), Planned Development
East	"FR" Farm Rural, "CG-2" General Commercial	Agricultural, Commercial	Medium-density residential and commercial
West	"RS-6 Single-Family 6	Agricultural	Medium-Density Residential
Plat Status: The subject property is not platted. A subdivision of the subject property to accommodate a medium-density residential subdivision must be preceded by an amendment of the current "FR" Farm Rural zoning district. 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
CR-52 County Road 52	"A3" Primary Arterial Divided	100-Foot ROW, 2 thru lanes, Center Turn Lane	130-Foot ROW, 6 thru lanes, Median
Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 27, Leopard at/near Northwest Boulevard and IH-69 (Interstate Highway 69), out-bound, and ¾ of a mile north, and near CR-52 (County Road 52) and IH-69, in-bound, and ½ a mile south.			

Bicycle Mobility Plan: None.	
Utilities	
Gas: None. Stormwater: The Five-Points (a 500 or more-acre serving ditch) at the rear of the property. Wastewater: A 12-inch SBC (public) gravity main is under construction along CR-52. Water: A 16-inch PVC exists along County Road 52 (CR 52).	
Corpus Christi Comprehensive Plan (Plan CC)	
Plan CC: This plan provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ). It was adopted in 2016. ADP (Area Development Plan): According to Plan CC, the subject property is located within the Northwest ADP (Adopted on January 9, 2001). Water Master Plan: No improvements have been proposed. Wastewater Master Plan: No improvements have been proposed. Stormwater Master Plan: No improvements have been proposed. Roadway Master Plan: No improvements have been proposed.	
Public Notification	
Number of Notices Mailed	9 within a 200-foot notification area 4 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 owners)
Public Hearing Schedule	
Planning Commission Hearing Date: December 11, 2024 City Council 1st Reading/Public Hearing Date: February 11, 2025 City Council 2nd Reading Date: February 18, 2025	

Background:

The subject property is currently zoned “FR” Farm Rural District and is presently vacant. Immediately north of the subject property is a drainage corridor separating public/semi-public and commercial uses further north. The properties to the south of the subject parcel and CR-52 are zoned “FR” Farm Rural District with a current agricultural land use. To the east, properties are currently being rezoned to “CG-2” General Commercial District, with commercial uses.

The applicant is requesting a zoning change for a single-family subdivision. The RS-4.5 Single Family 4.5 District permits 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 Elements, Goals and Strategies for Decision Makers:

Transportation and Mobility:

- Corpus Christi has a convenient and efficient public transportation system.
 - Support the partnership with the Corpus Christi Regional Transportation Authority to increase ridership and reduce single-occupancy vehicle use while helping to reduce air pollution.

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 the protection and enhancement of residential neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
- Corpus Christi has well-designed neighborhoods and built environments.
 - Support separating high-volume traffic from residential areas or other noise-sensitive land uses.
 - Encourage convenient access from medium-density residential development to arterial roads.

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

The proposed rezoning is consistent with the Northwest ADP and the future land use designation of medium-density residential.

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 consistent with Plan CC and with the future land use designation of medium-density residential.
- The subject property is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

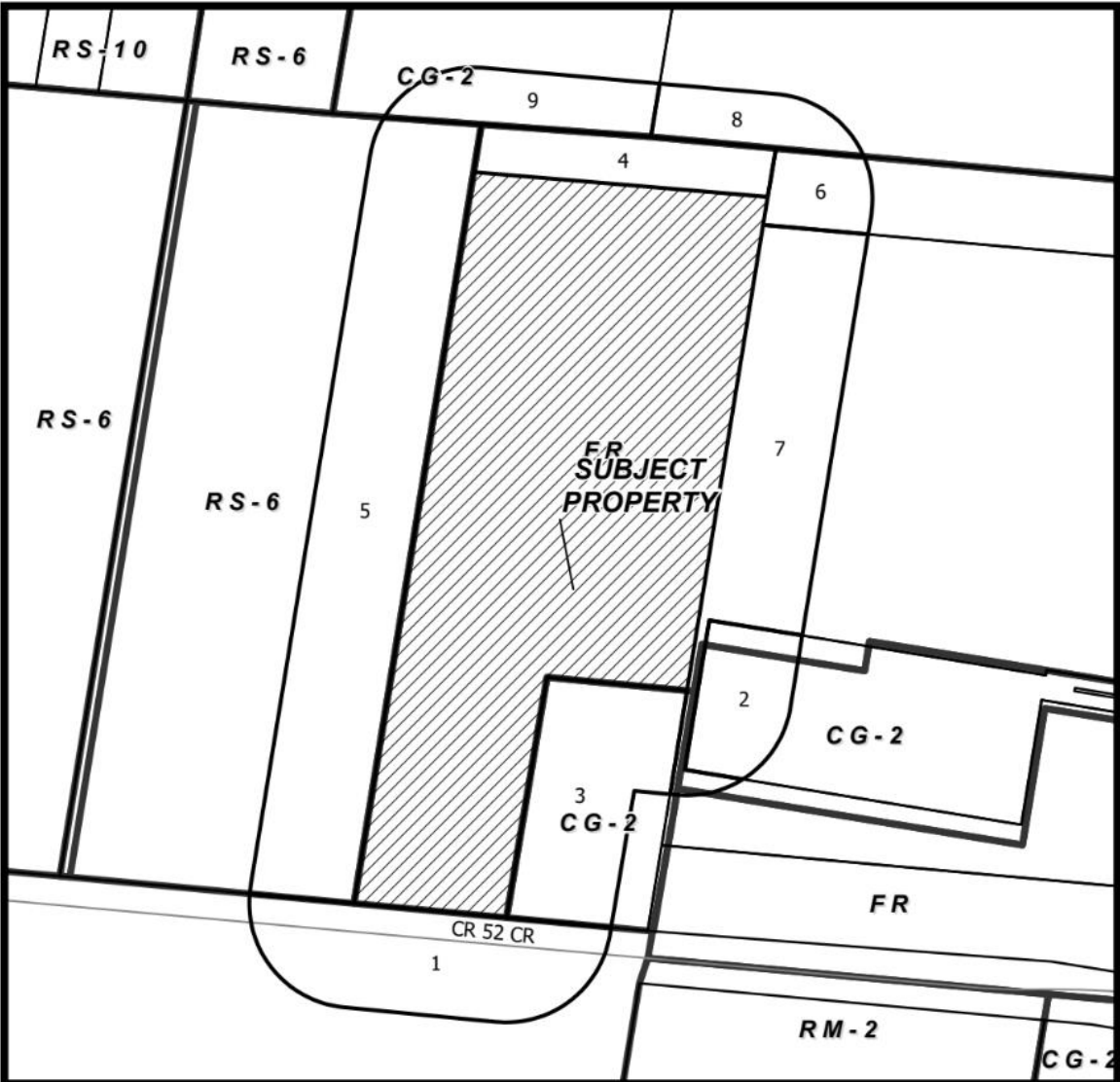
Planning Commission and Staff Recommendation (December 11, 2024):

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 "RS-4.5" Single-Family 4.5 District.

Attachments:





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

(B) Existing Zoning and Notice Area Map



CASE: ZN8501
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 within 200' listed on attached ownership table
 Owners in favor
 Owners in opposition

