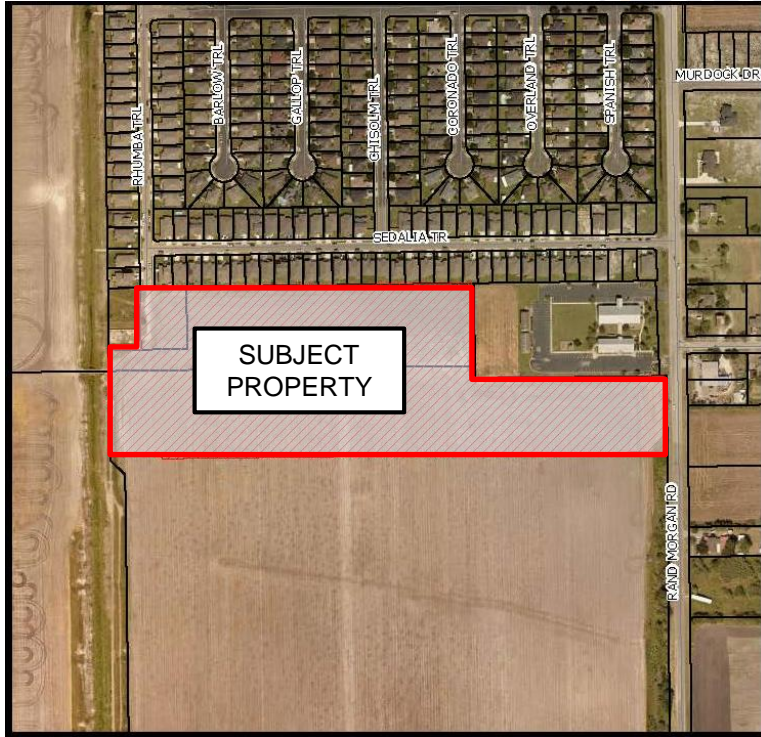


Zoning Case 1023-01

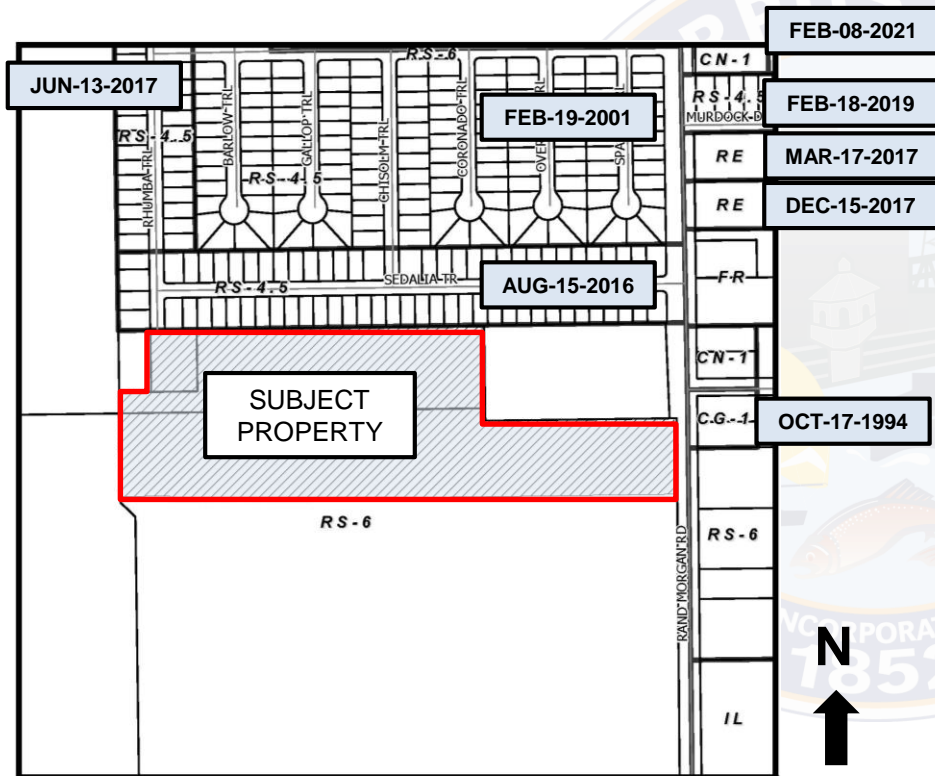


MPM Development LP District 1

Rezoning for a property at or near
1621 Rand Morgan Road
From the "RS-6" Single-Family 6 District
To the "RS-4.5" Single-Family 4.5 District



Zoning and Land Use



Proposed Use:

To allow a denser residential subdivision development.

Area Development Plan (ADP):

Northwest ADP (Adopted on Jan. 9, 2001)

Future Land Use Map:

Medium-density residential

Existing Zoning:

“RS-6” Single-Family 6 Residential District

Adjacent Land Uses:

- North: Low Density Residential (Zoned RS-4.5)
- South: Agricultural (Zoned RS-6)
- East: Public/Semi-Public, Commercial, Agricultural (Zoned RS-6, CG-1, and RS-6)
- West: Drainage Corridor and Agricultural (Zoned DC and RS-6)

Public Notification

- 61 Notices mailed inside the 200-foot buffer
- 2 Notices mailed outside the 200-foot buffer

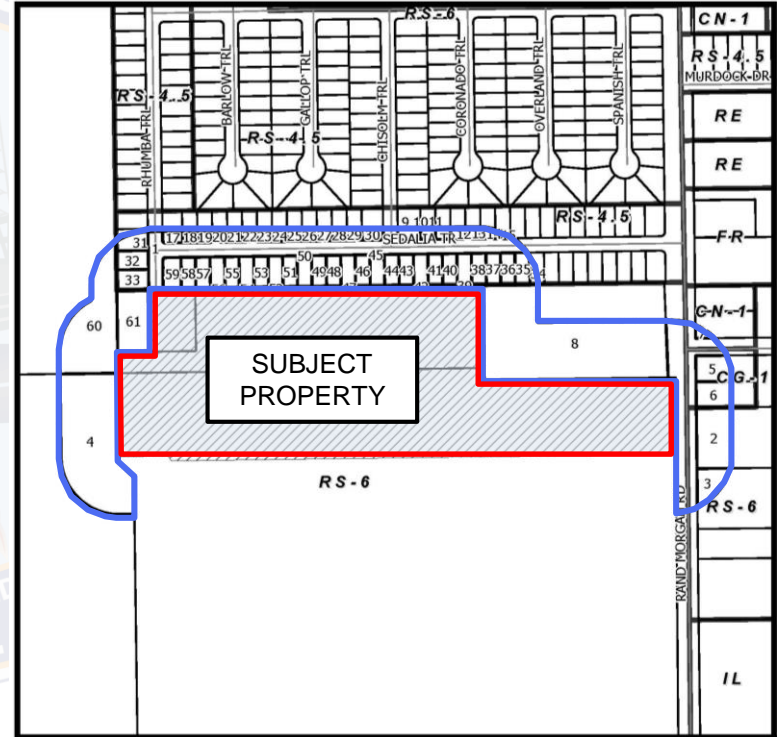
Notification Area



Opposed: 0 (0%)
Separate Opposed Owners



In Favor: 0 (0.00%)



*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.

Staff Analysis and Recommendation

- The proposed rezoning is consistent with many elements of Plan CC and the FLUM's designation of Medium-Density Residential. It is generally consistent with the northwest ADP; however, staff noted that it was adopted 22 years ago.
- The community, along the west side of Rand Morgan Road, east of Violet Road, and south of Leopard street, shows consistency with Plan CC's recommended land use pattern. While the commercial nodes and neighborhood commercial pockets are currently vacant, the proposed request is deemed appropriate for the site.
- The site is 6 miles away from the Corpus Christi International Airport, and outside any of the clear and accident potential zones delineated by the AICUZ overlay for the airport. It is suitable for residential development.
- The development is appropriate in size and flow with the existing subdivisions at the north. The 20.26-acre development will accommodate a total of 115 lots.
- The zoning map amendment will not have a negative impact upon the surrounding neighborhood. It is also compatible with the present zoning and conforming uses of nearby properties and the character of the surrounding northwest area.

**PLANNING COMMISSION AND STAFF RECOMMEND
APPROVAL OF THE REQUEST FROM "RS-6" TO "RS-4.5"**