

ZONING REPORT

Case # ZN8208

Applicant & Subject Property

District: 1

Owner: 2130 Rand Morgan Road LLC

Applicant: 2130 Rand Morgan Road LLC

Address: 2130 Rand Morgan Road, located along the east side of Rand Morgan Road, south of Leopard Street, east of McKinzie Road, and west of North Clarkwood Road.

Legal Description: Tract 10 of Hutchins Tracts

Acreage of Subject Property: 7.76 acres

Pre-Submission Meeting: August 23, 2024

Zoning Request

From: "RS-6" Single-Family District

To: "R-MH" Manufactured Home District

Purpose of Request: To allow the expansion of the existing non-compliant *Tuloso Mobile Home Community* manufactured home park.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family	Manufactured Home	Medium-Density Residential
North	"RS-6" Single-Family, "CG-2" General Commercial	Low-Density Residential, Vacant	Medium-Density Residential
South	"RS-4.5/PUD" Single-Family 4.5 with a Planned Unit Development Overlay	Low-Density Residential, Vacant	Medium-Density Residential
East	"RS-6" Single-Family	Vacant	Medium-Density Residential
West	"RS-4.5" Single-Family	Transportation (Rand Morgan Road), Low-Density Residential, Vacant	Medium-Density Residential

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 34, Page 113. A rezoning must precede a building permit.

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

Rand Morgan Road	Designation-Urban Street	Section Proposed	Section Existing
	"A2" Secondary Arterial, Divided	4 Lanes, 100 feet (Including a median)	2 Lanes, Varies, 100 Feet (at site)

Transit: The Corpus Christi RTA provides service to the subject property via <i>27 Leopard</i> , eastbound and northbound, at Leopard Street and Rand Morgan Road.	
Bicycle Mobility Plan: The subject property is approximately a mile away from a proposed off-road multi-use trail and bike boulevard northwest of Leopard Street and Rand Morgan Road.	
Utilities	
Gas: A 2-inch PE gas line exists along the northern boundary of the subject property. Stormwater: A storm ditch exists along the property's frontage. Wastewater: An 3-inch PVC force main exists at Rand Morgan Road. Water: A 6-inch PVC line exists along the east side of Rand Morgan Road, and a 16-inch along the west side of Rand Morgan Road.	
Corpus Christi Comprehensive Plan (Plan CC)	
Plan CC: 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. Area Development Plan (ADP): According to Plan CC the subject property is located within the Northwest Area Development Plan (Adopted on January 9, 2001). Water Master Plan: No improvements has been proposed. Stormwater Master Plan: No improvements has been proposed. Roadway Master Plan: No improvements has been proposed.	
Public Notification	
Number of Notices Mailed	43 within a 200-foot notification area 5 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)
Public Hearing Schedule	
Planning Commission Hearing Date: May 15, 2024 City Council 1st Reading/Public Hearing Date: July 23, 2024 City Council 2nd Reading Date: July 30, 2024	

Background:

The subject property is a 7.76-acre-tract with a non-compliant manufactured home park use, which also includes (2) detached single-family structures, that do not conform to the Unified Development Code development standards. The Tuloso Mobile Home Community, within the Northwest area, north of the Corpus Christi International Airport, along Rand Morgan Road, an "A2" class arterial road, west of North Clarkwood Road, and south of Leopard Street, has been in existence since 1972. The parcel was zoned "RS-6" Single-Family District by annexation.

The immediate properties to the north of the subject parcel are zoned "RS-6" Single-Family District and "CG-2" General Commercial District (of a modest size), with a vacant parcel, and with low-density residential uses, respectively. The properties to the south, out of the Royal

Oak Unit 3 subdivision, are zoned “RS-4.5/PUD” Single-Family with a Planned Unit Development overlay, with low-density residential uses. The property to the east is zoned “RS-6” Single-Family District and is vacant. To the west of Rand Morgan Road and the site, is the Royal Oak Unit 1 subdivision zoned “RS-4.5” Single-Family developed with low-density residential uses.

The neighborhood is primarily of single-family and agricultural uses that have persisted since the 1960s; and the vicinity of the site is particularly characterized largely by a haphazard mixture of non-compliant and incompatible uses, along the east side of Rand Morgan Road, and along its west side, medium-density residential subdivisions that were part of several land use amendments from the “RS-6” Single-Family District of origin to the “RS-4.5” Single-Family District.

The applicant is requesting a change in zoning to expand the existing non-compliant manufactured home park use, that may have existed prior to the 1962 annexation of the area, from 60 structures to a total of 78 homes. The (2) existing single-family structures on the parcel will serve as spaces for the management of the property and amenities for the residents.

The “R-MH” Manufactured Home District preserves appropriate land for the development for single-family residences utilizing manufactured home parks and subdivisions; restricted to the “R-MH” district.

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

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- *Housing and Neighborhoods:*
 - Quality Housing meets the diverse needs of households at all income levels and all stages of the life cycle.
- *Future Land Use, Zoning, and Urban Design:*
 - Corpus Christi Development patterns support efficient and cost effective use of resources and quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Encourage orderly growth of residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses based on compatibility, locational needs, and characteristics of each use.
 - Corpus Christi has well designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

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

The proposed rezoning is consistent with the future land use designation of Medium-Density Residential, and broadly with policy initiatives of the Northwest ADP.

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 proposed rezoning is consistent with many elements and goals of Plan CC and the FLUM designation of Medium-Density Residential.

- The expansion of the long-standing Tuloso Mobile Home Community manufactured home park requires conformance with the Unified Development Code. Although the site meets the development standards under the “vacant site” scenario, a discretionary assessment of the current conditions on-site was conducted; which revealed several non-conformities and sub-standard infrastructure for water, wastewater, stormwater, and roadway.
 - The existing development does not meet the minimum 300-foot site width requirement along Rand Morgan Road; shifting the building line 185 feet from the property line along Rand Morgan Road, where the site measures approximately 610 feet in width. The assessment also found non-conforming structures due to encroachment onto site required yards (street, side, and rear), building separation requirements (narrow side to narrow side), structures placed onto utility easements and lines, non-conforming, and substandard internal access drives, and sub-standard service capacity for water, fire hydrant spacing, and stormwater to be upgraded as required.
- In determining an appropriate recommendation, staff determined that requiring the applicant to adhere to the standards of the Unified Development Code would aggrieve the owners and residents of the park and create unnecessary hardship, and in allowing the use to carry and expand, the park would continue to supply housing that can meet the diverse needs of the community at all income levels and all stages of the cycle of life. Neither a special permit nor planned unit development overlay, as defined by the UDC, was found to be appropriate; however future expansion is to conform to the development standards established for the “R-MH” Manufactured Home District, as well as building code and the City’s infrastructure design standards.
 - The “R-MH” District, for manufactured home park, requires a minimum 5-acre site area, 300-foot site width, no minimum lot area, or lot width, a 20-foot front yard setback, 15-foot street corner yard setback, 20-foot total side yards with one at least 10 feet wide, 15-foot rear yard, 20-foot building separation from broad side to broad side, 10-foot separation distance from narrow side to narrow side, 5-foot separation from building to access drive, 280 square-foot open space, a maximum density of 12 units per acre, and a maximum building height of 35 feet.
- As for compatibility with the surrounding uses and general character of the area, the subject parcel abuts a development of similar density, and negative impact upon the surrounding neighborhood is not anticipated since the use has been in existence since 1972.

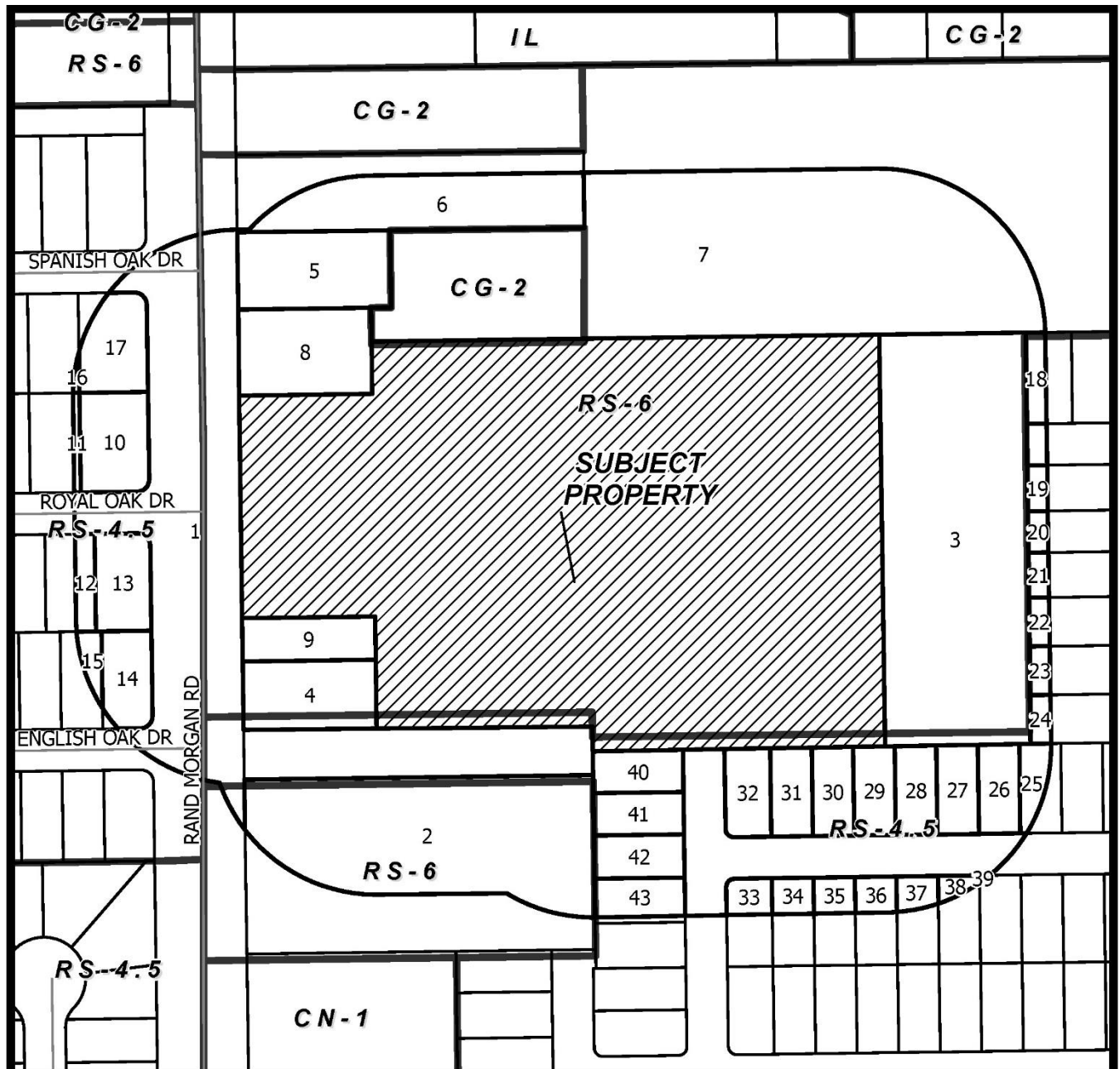
Planning Commission and Staff Recommendation (May 15, 2024):

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 “RS-6” Single-Family District to the R-MH” Manufactured Home District.

Attachment(s):

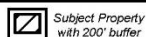
(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area map.



CASE: ZN8208
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

4 Owners within 200' listed on
attached ownership table

X Owners
in opposition

