

ZONING REPORT

Case 1023-01

| Applicant & Subject Property | | | |
|---|---|--|---|
| <p>District: 1 Owner: MPM Development LP Applicant: MPM Development LP Address: 1621, 1705, and 1709 Rand Morgan Road, located along the west side of Rand Road, and south of Leopard Street and Sedalia Trail. Legal Description: 0.78 Acres out of Lot 9, Roberts Tract; 6.93 Acres out of Lots 8 and 9, Roberts Tract; and 59.8 Acres out of Tract 1, Beaty, Seale, & Forwood Survey 405, Abstract 567, Assessors Map 145. Acreage of Subject Property: 20.26 acres. Refer to Exhibit (A) Existing Zoning and Notice Area Map and Exhibit (B) Metes and Bounds Descriptions. Pre-Submission Meeting: March 22, 2022</p> | | | |
| Zoning Request | | | |
| <p>From: "RS-6" Single-Family 6 District To: "RS-4.5" Single-Family 4.5 District Purpose of Request: To allow for a denser residential subdivision development.</p> | | | |
| Land Development & Surrounding Land Uses | | | |
| | Zoning District | Existing Land Use | Future Land Use |
| Site | "RS-6" Single-Family 6 | Agricultural | Medium-Density Residential |
| North | "RS-4.5" Single-Family 4.5 <i>(Northwest Crossing Unit 8)</i> | Low-Density Residential | Medium-Density Residential |
| South | "RS-6" Single-Family 6 | Agricultural | Medium-Density Residential |
| East | "RS-6" Single-Family 6, "ROW" Right-of-Way, "CG-1" General Commercial | Public/Semi-Public <i>(Bible Believers Baptist Church),</i> "ROW" Right-of-Way, Commercial, Agricultural | Government, "ROW" Right-of-Way, Commercial, Medium-Density Residential |
| West | "DC" Drainage Corridor, "RS-6" Single-Family 6 | Vacant, Drainage Corridor, Agricultural | Permanent Open Space, Medium Density Residential |
| <p>Plat Status: The subject property is not platted. The Royal Oak South land subdivision request is attached to the subject property. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None. The subject property is approximately 6 miles northwest of the City of Corpus Christi International Airport, and outside any of its AICUZ (Air Installation Compatibility Use Zones) zones. Code Violations: None.</p> | | | |

Transportation and Circulation

| | Designation-Urban Street | Section Proposed | Section Existing |
|-------------------------|----------------------------------|--|--|
| Rand Morgan Road | “A2” Secondary Arterial, Divided | 4 Lanes, 100 feet (Including a median) | 2 Lanes, Varies, 65 Feet (at site) |

Transit: The Corpus Christi RTA provides service to the subject property via *27 Leopard*, eastbound and northbound, at Leopard Street and Rand Morgan Road

Bicycle Mobility Plan: The subject property is approximately 1-1/2 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: None exists. Construction is required per the Technical Review Committee (TRC).

Wastewater: An 8-inch VCP line exists along the east side of Rand Morgan Road. Construction is deemed required per the Technical Review Committee (TRC) to support the development.

Water: None exists. Construction is required per the Technical Review Committee (TRC).

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: A 16-inch grid main has been proposed along the east side of Rand Morgan Road.

Wastewater Master Plan: An 18-inch PVC line has been proposed along east bank of the drainage ditch and a 10-inch PVC along its west bank.

Stormwater Master Plan: No improvements has been proposed.

Public Notification

| | |
|--------------------------|---|
| Number of Notices Mailed | 61 within a 200-foot notification area |
| | 2 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: October 4, 2023

City Council 1st Reading/Public Hearing Date: November 14, 2023

City Council 2nd Reading Date: December 12, 2023

Background:

The subject property is a 20.26-acre, undeveloped and vacant, tract located south of Leopard Street and Tuloso-Midway Intermediate School, and along the west side of Rand Morgan Road. It is also approximately 6 miles northwest of the Corpus Christi International Airport.

The subject parcel is bounded to the north by a medium-density residential subdivision, Northwest Crossing Unit 8, zoned "RS-4.5" Single-Family 4.5 District. To the east of the subject property is the Northwest Crossing Church Tract which hosts Bible Believers Baptist Church, a public/semi-public use, zoned "RS-6" Single-Family 6 District. Rand Morgan Road, a substandard A2 class arterial, also abuts the subject property to the west. West of Morgan Road are a commercial use (an auto shop) and an agricultural use, zoned "CG-1" General Commercial and "RS-6" Single-Family 6 District. The host parcel to the south and other properties to the west are also undeveloped, vacant, and zoned "RS-6" with a common drainage corridor.

The community south of Leopard Street, west of Rand Morgan Road, and east of Violet Road was primarily a large "RS-6" Single-Family 6 District and persists as one. The east side of Rand Morgan Road is characterized by a haphazard mixture of incompatible uses. The west side of Rand Morgan Road is characterized by medium-density residential subdivisions that were part of several zoning amendments from the "RS-6" Single-Family 6 District of origin to the "RS-4.5" Single-Family 4.5 District.

The applicant is requesting a change of zoning to accommodate a denser single-family residential development with a gross density of 9.68 units per acre instead of the 7.26 units per acre allowed by the "RS-6" Single-Family 6 District. The proposed subdivision, Royal Oak South, shows the provision of access along Morgan Road at two points; Geralt Drive and Northwest Crossing Unit 8's Sedalia Trail.

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

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

- Housing and Neighborhoods:
 - The design of new developments promotes a broad sense of neighborhood and community, rather than creating isolated subdivisions or apartment complex development with a lack of interconnection.
 - Give consideration to regulations, projects, incentives, and guidelines that promote interconnected development, such as development with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle/pedestrian facilities.
- Future Land Use, Zoning, and Urban Design:
 - Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - 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.
 - Corpus Christi has well designed neighborhoods and built environments.
 - Encourage and incentivize design standards that result into high quality-built environments.

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

The proposed rezoning is consistent with the general goals of the northwest ADP and the FLUM designation of Medium-Density Residential.

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 noted the following:

- The proposed rezoning is consistent with many elements of *Plan CC* (The City of Corpus Christi Comprehensive Plan) and the FLUM's (Future Land Use Map) designation of Medium-Density Residential.
- While the requested amendment is generally consistent with the northwest ADP; 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 (Air Installation Compatibility Use Zones) 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.
 - Numerous amendments to the "RS-4.5" districts were made north of the subject property, along the west side of Rand Morgan Road. The requested amendment, if approved, will enhance, and preserve residential character of the area.

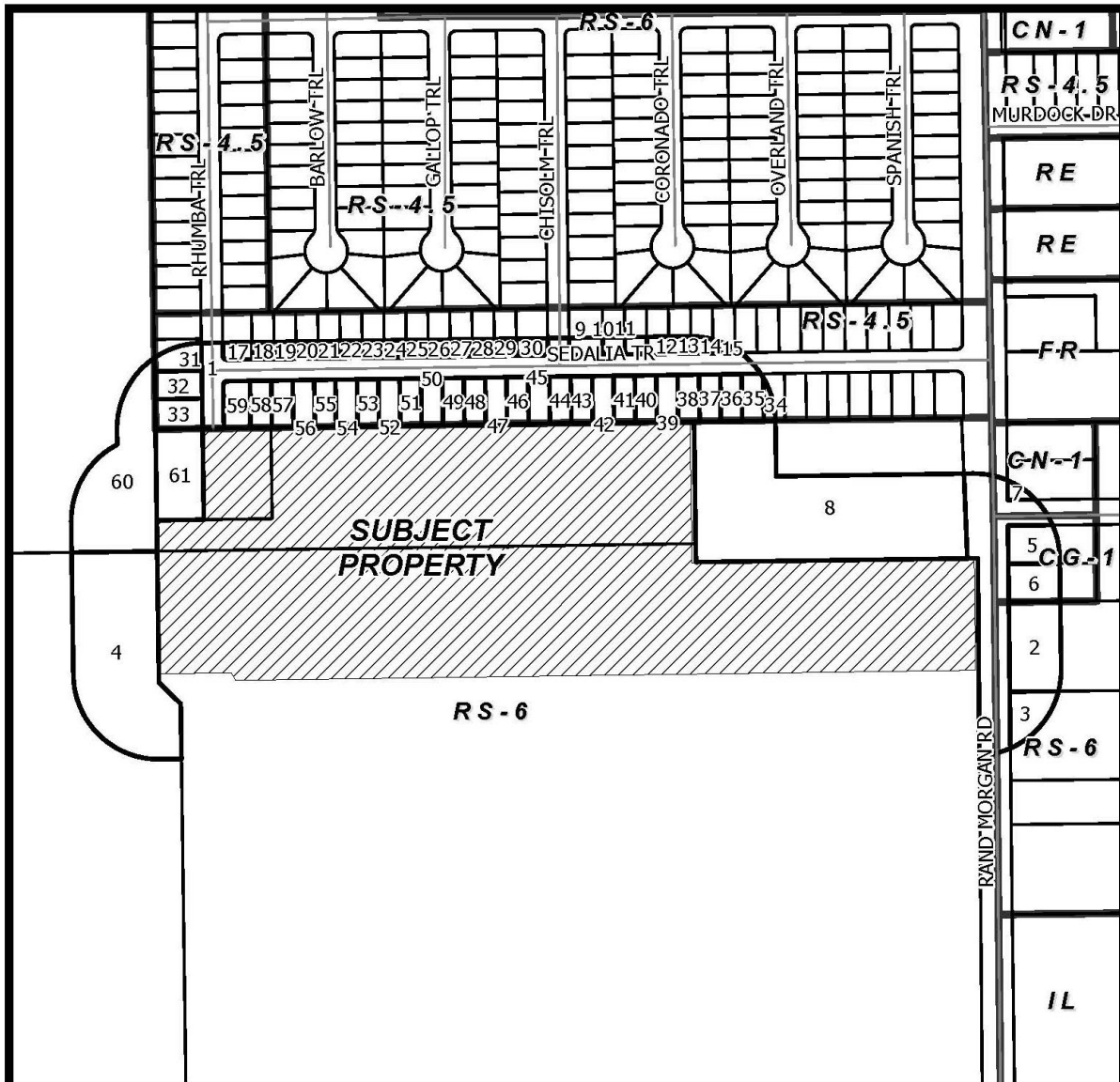
Planning Commission and Staff Recommendation (October 4, 2023):

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.

Attachment: (A) Existing Zoning and Notice Area map, (B) Metes and Bounds Descriptions

Attachment:

(A) Existing Zoning and Notice Area



CASE: 1023-01
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



Attachment:

(B) Metes and Bounds Description

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404
361 882-5521 ~ FAX 361 882-1265
e-mail: murrayjr@aol.com
e-mail: nixmw1@gmail.com

BASS & WELSH ENGINEERING
TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

August 1, 2023
21038-M&B-20.261.doc

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 20.261 acre tract of land, more or less, a portion of Lots 8 and 9, Artemus Roberts Subdivision, a map of which is recorded in Volume 3, Page 41, Map Records, Nueces County, Texas and also being a portion of BS & F Survey 405, Abstract 567, Nueces County, Texas and also being a portion of a 67.501 acre tract of land described in deed recorded at Document No. 2021054337, Official Records of said county, said 20.261 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with cap labeled Urban Engineering found at the southwest right-of-way corner of Rhumba Trail, a 50' wide street right-of-way, for the southeast corner of Lot 34, Block 9, Northwest Crossing Unit 8, a map of which is recorded in Volume 68, Pages 852 and 853, said map records, said beginning point for the northernmost northwest corner of the tract herein described and of said 67.501 acre tract;

THENCE along the south boundary line of said Northwest Crossing Unit 8 N89°12'48"E 1140.00' to a PK nail in concrete found for north central corner of the tract herein described and of said 67.501 acre tract and northwest corner of Northwest Crossing Church Tract, Block 1, Lot 1, a map of which is recorded in Volume 64, Page 70, said map records;

THENCE S00°47'27"E 330.00' along the west boundary line of said Northwest Crossing Church Tract, Block 1, Lot 1, to 5/8" iron rod set for the southwest corner of said Northwest Crossing Church Tract, Block 1, Lot 1 and interior northeasterly or north central corner of the tract herein described and of said 67.501 acre tract;

THENCE N89°12'33"E 660.00' along the south boundary line of said Northwest Crossing Church Tract, Block 1, Lot 1 and along a westerly right-of-way line of Rand Morgan Road to a 5/8" iron rod set for the easternmost northeast corner of the tract herein described and of said 67.501 acre tract and west right-of-way line corner of said Rand Morgan Road;

THENCE along said west right-of-way line of Rand Morgan Road, an 80' wide right-of-way, S00°46'04"E 260.00' to a 5/8" iron rod set for the southeast corner of the tract herein described;

THENCE S89°12'33"W 1730.29' to a 5/8" iron rod set for southwesterly corner of the tract herein described in the arc of a circular curve to the right having a central angle of 11°53'26", a radius of 100.00' and a chord bearing N31°20'08"W 20.72';

THENCE along the arc of said circular curve to the right a distance of 20.75' to a 5/8" iron rod set for interior southwesterly corner of the tract herein described;

THENCE S89°12'33"W 169.08' to a 5/8" iron rod set in the east boundary line of a City drainage easement described by deed recorded at Document No 2003045766, said official records, for the southwest corner of the tract herein described;

EXHIBIT "A"

Metes and Bounds Description, 20.261 Acres, August 1, 2023, Continued;

THENCE N00°47'27"W 359.00' along an east boundary line of said City drainage easement to a 5/8" iron rod with cap labeled Urban Engineering found for the westernmost northwest corner of the tract herein described and of said 67.501 acre tract and southwest corner of a 0.5385 acre City tract of land described by deed, Document No. 2020056171, said official records;

THENCE N89°11'14"E 110.00' along the south boundary line of said 0.5385 acre City tract of land to a 5/8" iron rod found for interior northwesterly corner of the tract herein described and of said 67.501 acre tract, southwest corner of a 0.7830 acre tract of land described by deed, Document No. 2020058483, said official records, and southeast corner said 0.5385 acre City tract of land;

THENCE N00°47'27"W 213.20' along the common east boundary line of said 0.5385 acre City tract of land and west boundary line of said 0.7830 acre tract of land to the POINT OF BEGINNING of the tract herein described and to the common northwest corner of said 0.7830 acre tract of land and northeast corner of said 0.5385 acre City tract of land, all iron rods set containing caps labeled Bass and Welsh Engineering.


Nixon M. Welsh, R.P.L.S.



EXHIBIT "A"

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