

**Zoning Case No. 1120-01, Mary Hutchins Triestman Partnership (District 1).  
Ordinance rezoning property at or near 1902 Rand Morgan Road from the from the  
“FR” Farm Rural District and “RS-6” Single-Family 6 District to the “CN-1”  
Neighborhood Commercial District and “RS-4.5/PUD” Single-Family District and a  
Planned Unit Development**

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to be heard;

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to be heard;

**WHEREAS**, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as

Tract 1: Being 9.564 acre tract of land, more or less, a portion of Survey 416, A.B.& M. Certificate No. 962, Abstract 838, and being a portion of an 80 acre tract described by deed as “Rand Morgan Road Property” in Document No. 2001007773 as shown in Exhibit “A”:

from the “FR” Farm Rural District to “CN-1” Neighborhood Commercial District

Tract 2: Being 45.670 acre tract of land, more or less, a portion of Survey 416, A.B.& M. Certificate No. 962, Abstract 838, and being a portion of an 80 acre tract described by deed as “Rand Morgan Road Property” in Document No. 2001007773 as shown in Exhibit “B”:

the “FR” Farm Rural District and “RS-6” Single-Family 6 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development

The subject property is located at or near 1902 Rand Morgan Road. Exhibit A and B, which are the Metes and Bounds of the subject properties, Exhibit C is an associated map, and Exhibit D, which is a copy of the Royal Oak Future Units (PUD) Guidelines and Master Site Plan attached to and incorporated in this ordinance.

**SECTION 2.** The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance Royal Oak Future Units (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 3 commercial lots and 208 single-family residential lots.
- 2. Cul-de-sac Design:** The attached design is allowed per Technical Review Committee (TRC) Approval.
- 3. Buffer Yard:** Lot 6, Block 1 Buffer Yard may be reduced to 10-foot side yard and 2 trees on the east side. Lots 1-35, Block 10, Buffer Yard may be reduced to 20-foot rear yard and must include 2 trees on the east side.
- 4. Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
- 5. Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.

**SECTION 3.** The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

**SECTION 4.** To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

**SECTION 5.** All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

**SECTION 7.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

**SECTION 8.** This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_ day of \_\_\_\_\_, 2021, by the following vote:

Paulette M. Guajardo \_\_\_\_\_

John Martinez \_\_\_\_\_

Roland Barrera \_\_\_\_\_

Ben Molina \_\_\_\_\_

Gil Hernandez \_\_\_\_\_

Mike Pusley \_\_\_\_\_

Michael Hunter \_\_\_\_\_

Greg Smith \_\_\_\_\_

Billy Lerma \_\_\_\_\_

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_ day of \_\_\_\_\_ 2021, by the following vote:

Paulette M. Guajardo \_\_\_\_\_

John Martinez \_\_\_\_\_

Roland Barrera \_\_\_\_\_

Ben Molina \_\_\_\_\_

Gil Hernandez \_\_\_\_\_

Mike Pusley \_\_\_\_\_

Michael Hunter \_\_\_\_\_

Greg Smith \_\_\_\_\_

Billy Lerma \_\_\_\_\_

PASSED AND APPROVED on this the \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_

\_\_\_\_\_

Rebecca Huerta

Paulette M. Guajardo

City Secretary

Mayor

**BASS & WELSH ENGINEERING**  
**Engineering Firm Reg. No. F-52**  
**Surveying Firm Reg. No. 100027-00**  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

September 29, 2020  
20027-M&B-Zoning CN-1.doc

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 9.564 acre tract of land, more or less, a portion of Survey 416, A.B.& M. Certificate No. 962, Abstract 838, and being a portion of an 80 acre tract described by deed as "Rand Morgan Road Property" in Document No. 2001007773, Official Records of said county, said 9.564 acre tract of land as further described by metes and bounds as follows:


**BEGINNING** at a point in the east right-of-way line of Rand Morgan Road (FM Highway 2292) for the northwest corner of the tract herein described and southwest corner of a 2.07 acre City of Corpus Christi tract described by deed recorded at Volume 1027, Page 584, Deed Records of said county;

THENCE N89°15'35"E 261.91' along the south boundary line of said 2.07 acre tract to a point for the northeast corner of the tract herein described;

THENCE S00°45'07"E 1596.84' to a point for the southeast corner of the tract herein described in the north boundary line of Tuloso Reserve Unit 1, a map of which is recorded in Volume 69, Pages 347 and 348, Map Records of said county;

THENCE S89°23'36"W 260.00' along the north boundary line of said Tuloso Reserve Unit 1 and along a right-of-way line of said Rand Morgan Road to a point for the southwest corner of the tract herein described and right-of-way corner of said Rand Morgan Road;

THENCE N00°49'15"W 1596.24' along said east right-of-way line of Rand Morgan to the **POINT OF BEGINNING**, a sketch showing said 9.564 acre tract for CN-1 Zoning being attached hereto as Exhibit "C".

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



**EXHIBIT "A"**

**BASS & WELSH ENGINEERING**  
**Engineering Firm Reg. No. F-52**  
**Surveying Firm Reg. No. 100027-00**  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

September 29, 2020  
20027-M&B-Zoning RS4.5.doc

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 45.670 acre tract of land, more or less, a portion of Survey 416, A.B.& M. Certificate No. 962, Abstract 838, and being a portion of an 80 acre tract described by deed as "Rand Morgan Road Property" in Document No. 2001007773, Official Records of said county, said 45.670 acre tract of land as further described by metes and bounds as follows:

**BEGINNING** at a point in the east right-of-way line of Rand Morgan Road (FM Highway 2292) for a northwesterly corner of the tract herein described and northwest corner of a 2.07 acre City of Corpus Christi tract described by deed recorded at Volume 1027, Page 584, Deed Records of said county;

THENCE N00°49'15"W 60.00' along said east right-of-way line of Rand Morgan Road to a point for the northwest corner of the tract herein described and southwest corner of a 52' x 210' tract of land conveyed to H.C. Davis by deed recorded at Volume 888, Page 295, said deed records;

THENCE N89°27'46"E 430.12' along the south boundary line of said 52' x 210' tract and along the south boundary line of Tract 10, Hutchins Tracts, a map of which is recorded at Volume 34, Page 113, Map Records of said county, to a point for south central corner of said Tract 10, Hutchins Tracts and north central corner of the tract herein described;

THENCE S00°47'47"E 29.82' along a south central boundary line of said Tract 10, Hutchins Tracts, to a point for north central interior corner of the tract herein described and south central corner of said Tract 10, Hutchins Tracts;

THENCE N89°01'08"E 526.98' along the south boundary of said Tract 10, Hutchins Tracts and along the south boundary line of a 2-acre tract described by deed, Document No. 2019047552, said official records, to a point for the southeast corner of said 2-acre tract and the north central or northeasterly corner of the tract herein described;

THENCE N00°39'38"W 495.26' along the east boundary of said 2-acre tract to a point for the northeast corner of said 2-acre tract and westernmost northeast corner of the tract herein described and being in the south boundary line of Tract 6, Hutchins Tracts, a map of which is recorded in Volume 32, Page 98, said map records;

THENCE N89°12'53"E 310.81' along the south boundary line of said Tract 6, Hutchins Tracts, to a point for the southeast corner of said Tract 6, Hutchins Tracts and northeast corner of the tract herein described in the west boundary line of a 70.25 acre tract described by deed recorded at Document No. 2019011303, said official records;

THENCE S00°45'07"E 2335.56' along the west boundary line of said 70.25 acre tract, along the west boundary line of 1 acre tract called "Hutchins Ditch Tract" in said Document No. 2001007773, along the west

**EXHIBIT "B"**

Metes and Bounds Description, 45.670 Acre Tract, September 29, 2020, Continued;

boundary line of 85.022 acre Parcel 1 described by deed recorded in Document No. 2010036915, said official records and along the west boundary line of 5.100 acre Parcel 3 described by deed recorded at Document No. 2004017839, said official records, to a point for the northeast corner of 25.998 acre Parcel 2 described by said deed recorded at Document No. 2010036915, for the southeast corner of the tract herein described;

THENCE S89°23'36"W 1006.48' along the north boundary line of said 25.998 acre Parcel 2 and continuing along the north boundary line of Tulozo Reserve Unit 1, a map of which is recorded in Volume 69, Pages 347 and 348, said map records, to a point for the southwest corner of the tract herein described;

THENCE N00°45'07"W 1596.84' to a point for a northwesterly corner of the tract herein described in the south boundary line of said 2.07 acre tract;

THENCE S89°15'35"E 168.09' along the south boundary line of said 2.07 acre tract to a point for the southeast corner of said 2.07 acre tract and northwesterly interior corner of the tract herein described;

THENCE N00°49'15"W 210.00' along the east boundary line of said 2.07 acre tract to a point for the northeast corner of said 2.07 acre tract and northwesterly interior corner of the tract herein described;

THENCE S89°15'35"W 430.00' along the north boundary line of said 2.07 acre tract to the **POINT OF BEGINNING**, a sketch showing said 45.670 acre tract for RS-4.5 Zoning being attached hereto as Exhibit "C".


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



EXHIBIT "B"

HUTCHINS TRACTS  
TRACT 6  
V. 32, P. 98, M. R.

N89° 12' 53" E  
310.81'

52' X 210' TRACT,  
CONVEYED TO H. C.  
DAVIS, V. 888, P.  
295, D. R.

HUTCHINS TRACTS  
TRACT 10  
V. 34, P. 113, M. R.

2 AC. TRACT, 2130  
RAND MORGAN RD, LLC,  
DOC. NO. 2019047552,  
O. R.



N89° 27' 46" E  
430.12'

S00° 47' 47" E  
29.82'

N00° 39' 38" W 495.26'

70.25 AC. TRACT, DOC.  
NO. 2019011303, O. R.,  
STX BEEF CO., LLC

N00° 49' 15" W  
60.00'

S89° 15' 35" W 430.00'

2.07 AC. TRACT,  
V. 1027, P. 584,  
D. R., CITY OF C. C.  
N89° 15' 35" E 430.00'

N89° 01' 08" E  
526.98'

261.91'

168.09'

N00° 49' 15" W  
210.00'

RS 4.5 ZONING TRACT, PORTION  
SURVEY 416, A. B. & M. CERT. 962,  
ABS. 838 AND BEING A PORTION OF AN  
80 AC. TRACT DESCRIBED AS RAND  
MORGAN ROAD PROPERTY IN DEED, DOC.  
NO. 2001007773, O. R., 45.670 AC

S00° 45' 07" E 2335.56'

1 AC X 17.46' WIDE  
HUTCHINS DITCH  
TRACT, DOC. NO.  
2001007773, O. R.

85.022 AC. PARCEL 1,  
DOC. NO. 2010036915,  
O. R., DBL T & C  
PROPERTIES, INC.

CL RAND MORGAN RD. (FM 2292)

N00° 49' 15" W 1596.24'

CN-1 ZONING TRACT, PORTION SURVEY 416, A. B. & M.  
CERT. 962, ABS. 838 AND BEING A PORTION OF AN 80  
AC. TRACT DESCRIBED AS RAND MORGAN ROAD PROPERTY IN  
DEED, DOC. NO. 2001007773, O. R., 9.564 AC.

S00° 45' 07" E 1596.84'

EXHIBIT "C"  
SKETCH TO ACCOMPANY METES  
AND BOUNDS DESCRIPTIONS

1" = 300'

5.100 AC. PARCEL 3,  
DOC. NO. 2004017839,  
O. R., C. C.  
INDUSTRIAL PARK, LLC

260.00'

1006.48'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

S89° 23' 36" W 1266.48'

TULSO RESERVE UNIT 1  
V. 69, P. 347 & 348,  
M. R.

FLAGSHIP DR.

51

REMAINDER OF 25.998 ACRE  
PARCEL 2, DOC. NO.  
2010036915, O. R., DOUBLE  
T & C PROPERTIES, INC.

0 150' 300' 600'

SCALE: 1" = 300'

BASS AND WELSH ENGINEERING  
CORPUS CHRISTI, TX  
SURVEY REG. NO. 100027-00,  
TX ENGINEERING REG. NO. F-52,  
FILE: EXB-ZONING, JOB NO.  
20027, SCALE: 1" = 300'  
PLOT SCALE: SAME, PLOT DATE:  
9/29/20, SHEET 1 OF 1



ROYAL OAK FUTURE UNITS

PUD

Corpus Christi, Texas

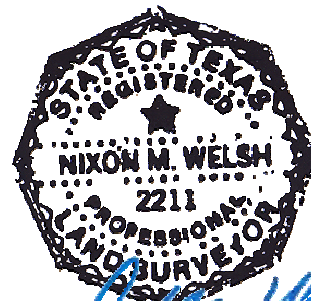
Owner/Developer

MPM DEVELOPMENT, LP  
P.O. BOX 331308 CORPUS CHRISTI, TX 78463  
774-3832

Submitted by:

**BASS & WELSH ENGINEERING**  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

November 5, 2020



*Nixon M. Welsh*

Exhibit D

**ROYAL OAK FUTURE UNITS  
PUD  
Corpus Christi, Texas**

**DEVELOPMENT DESCRIPTION:**

Royal Oak Future Units, a Planned Unit Development (PUD), is a proposed commercial (3 lots) and single family residential development (208 lots). The developer is requesting a change of zoning from RS-6 to RS-4.5/PUD and FR to CN-1/PUD and RS4.5/PUD to allow deviations from the Unified Development Code.

The deviations are in proposed RS4.5/PUD areas only, not in CN-1 areas, in that 1) Block 1, Lot 6 would be required to have a 50' east side yard setback whereas a 10' YR/UE and two reasonably mature trees are proposed on the east side of this lot, and 2) Block 10, Lots 1 – 35 would be required to have a 50' rear yard setback whereas a 20' rear yard setback and two reasonably mature trees in these lots are proposed. UDC allows no hammerheads whereas two hammerheads are proposed as shown.

**LOCATION MAP – See attached**

**METES AND BOUNDS PROPERTY DESCRIPTION AND SKETCH FOR REZONING – See attached**

**PROPOSED PRELIMINARY PLAT – See Attached**

**DEED – See Attached**

**UDC – PUD COMPARISON**

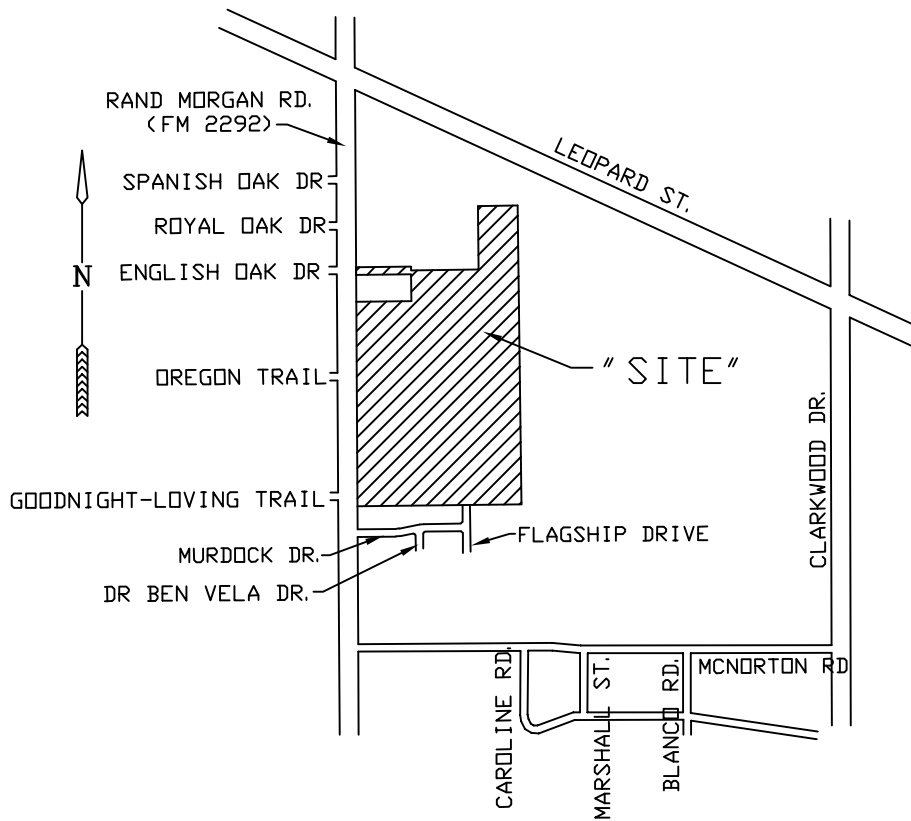
DESCRIPTION	UDC	PUD REQUIREMENT
HAMMERHEADS	NOT ALLOWED	2 Hammerheads OK

DESCRIPTION - BLOCK 1, LOT 6	UDC	PUD REQUIREMENT
MINIMUM EAST YR	50 FT	10'UE/YR & 2 trees East side

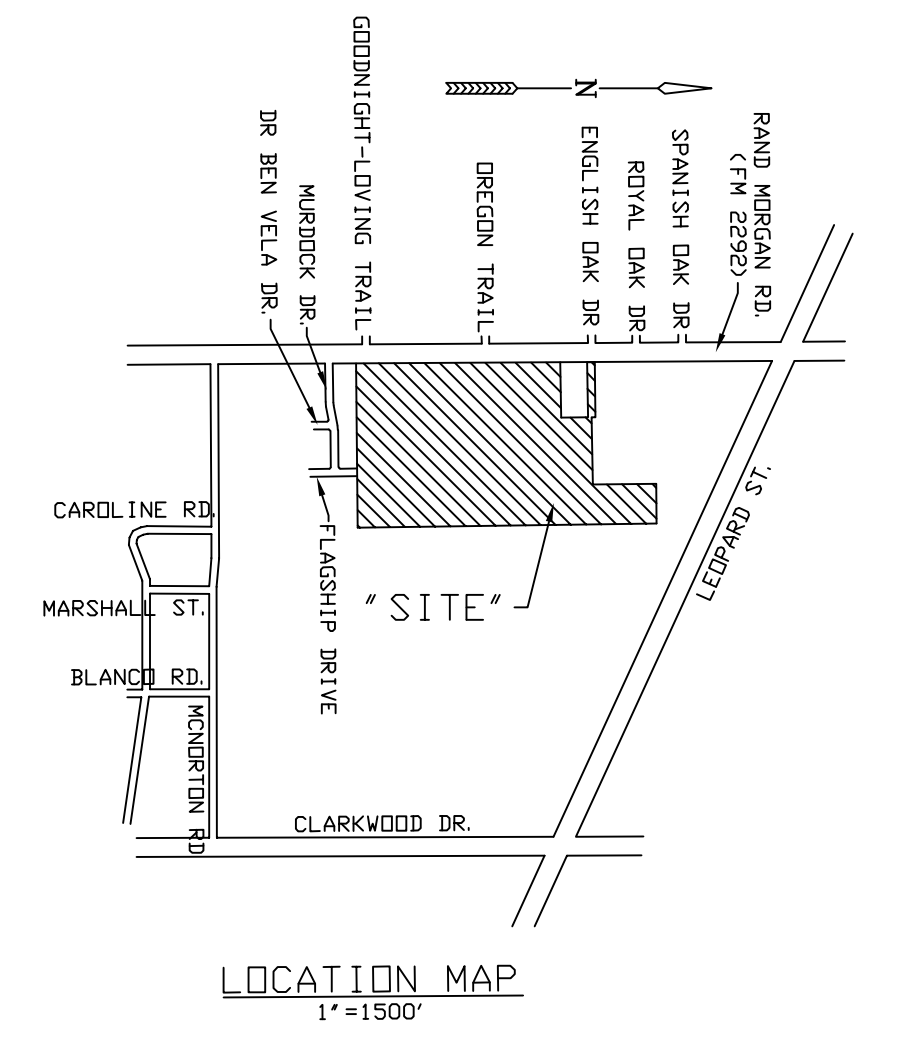
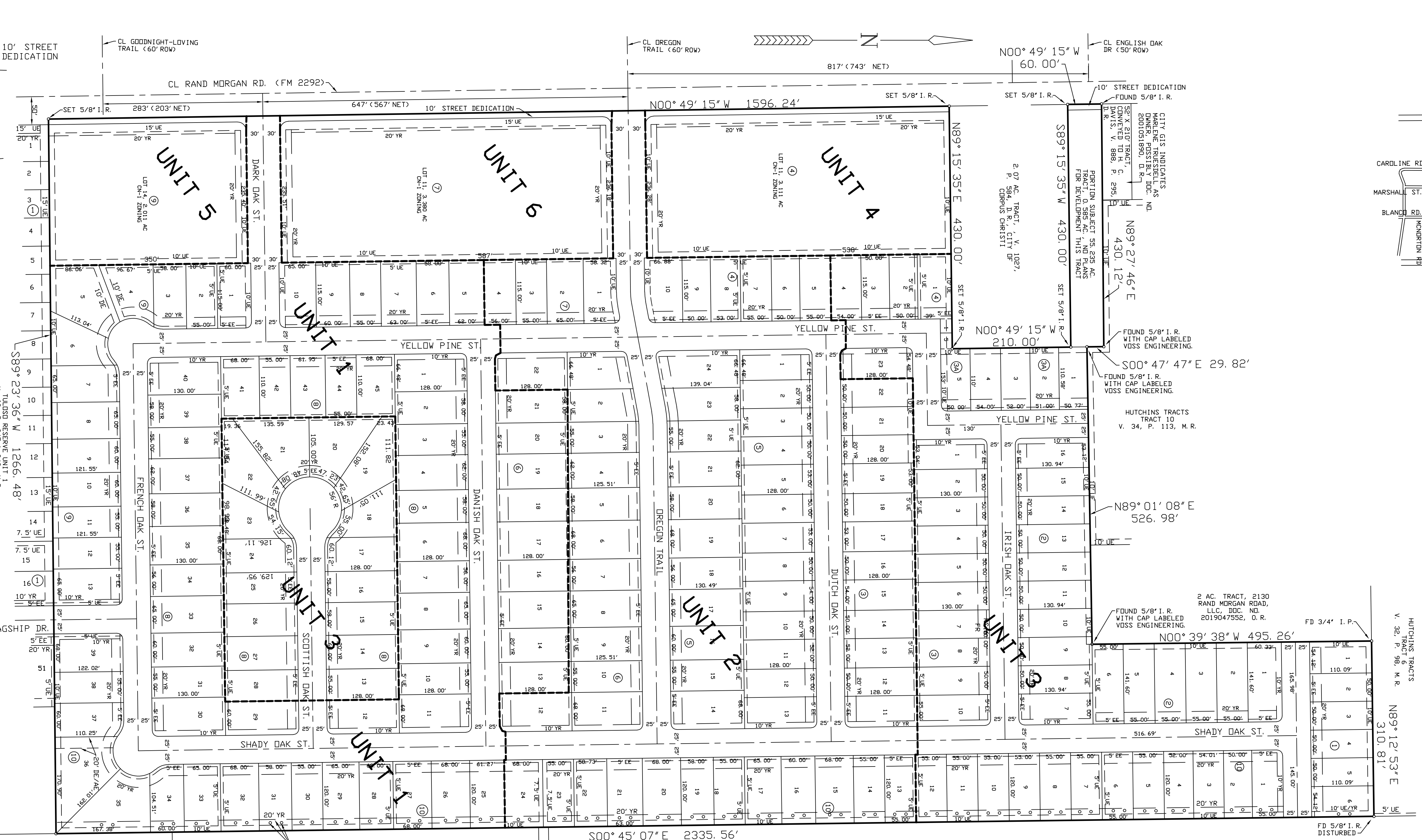
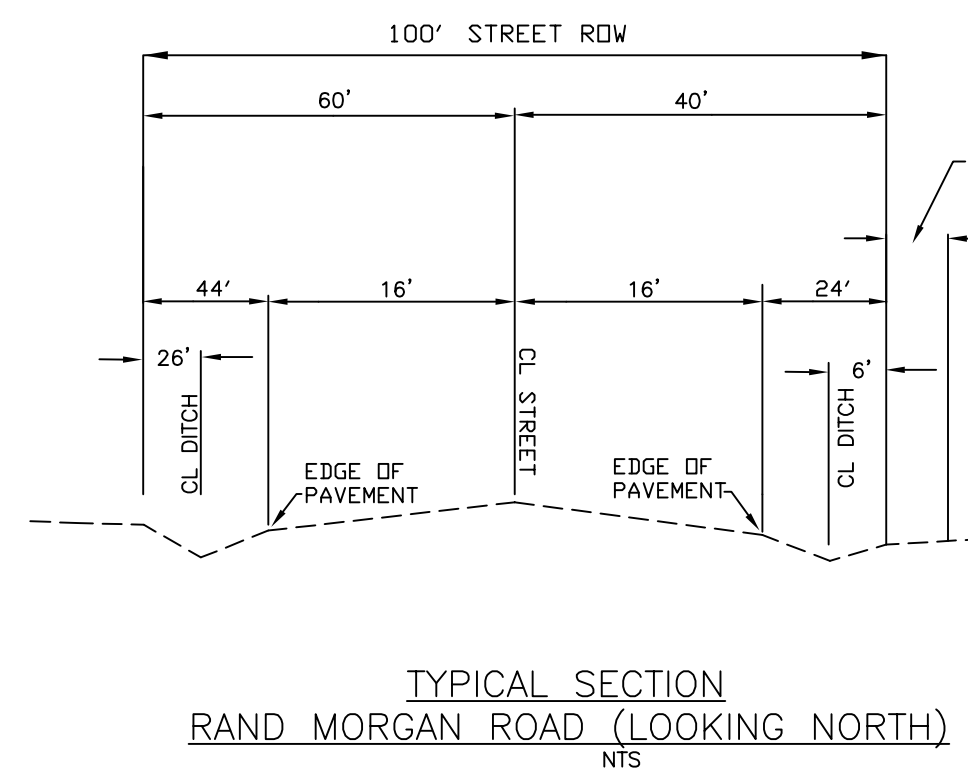
DESCRIPTION – Block 10, Lots 1 - 35	UDC	PUD REQUIREMENT
MINIMUM REAR YARD	50 FT	20' YR & 2 trees rear/east

**Amenities to include:**

Secluded Residential Neighborhood  
All streets contain walks



LOCATION MAP - ROYAL OAK FUTURE UNITS PUD  
1" = 1500'



LOCATION MAP  
1"=1500'

**LEGEND**

CL	CENTER LINE
CLC	CONCRETE LINED CHANNEL
CR	COUNTY ROAD
D.R.	DEED RECORDS, NUECES COUNTY, TX
M.R.	MAP RECORDS, NUECES CO., TX
O.R.	OFFICIAL RECORDS, NUECES CO., TX

S. 100 AC. PARCEL 3, DDC. NO. 2004017839, D.R., C.C. INDUSTRIAL PARK, LLC

85.022 AC. PARCEL 1, DDC. NO. 2010036915, D.R., DBL T & C PROPERTIES, INC.

1 AC X 17.46' WIDE TRACT, DDC. NO. 2001007773, D.R., & 17.46' UE

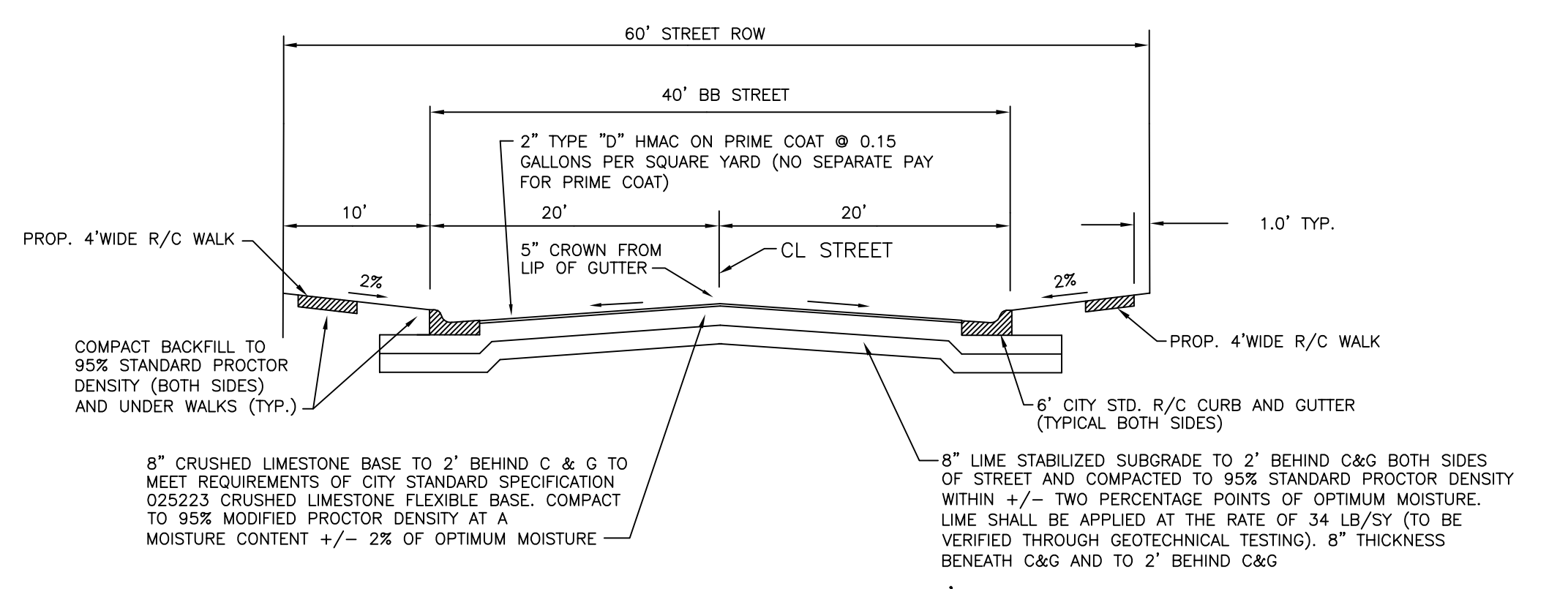
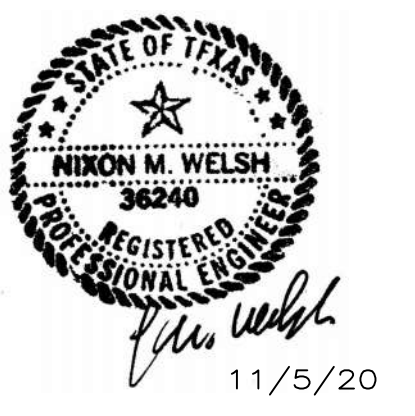
70.25 AC. TRACT, DDC. NO. 2019011303, D.R., STX BEEF CO., LLC

70.25 AC. TRACT, DDC. NO. 2019011303, D.R., STX BEEF CO., LLC

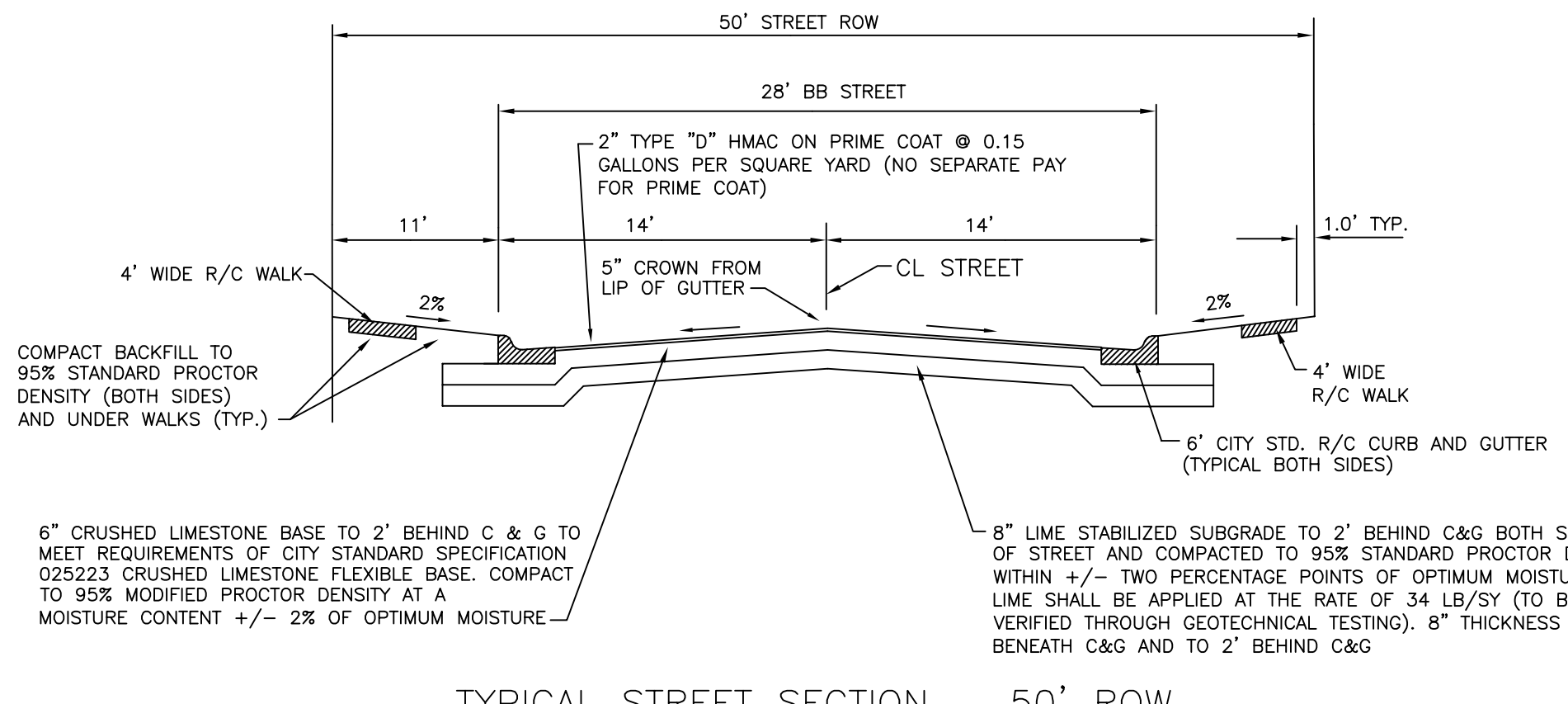
**NOTES**

- THIS SITE IS PRESENTLY VACANT AND IS CURRENTLY ZONED FR & RS-6. IT IS PROPOSED TO BE REZONED TO CN-1 FOR LARGE LOTS WHERE SHOWN AND THE BALANCE TO RS-4.5.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE SUBJECT SITE IS IN FEMA ZONE X (0.2% ANNUAL CHANCE FLOOD) 4835502856 (10/23/15).
- LEGAL DESCRIPTION: A 55.235 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF SURVEY 416, A. B. & M., CERT. 962, ABS. 838 AND BEING A PORTION OF AN 80 AC. TRACT DESCRIBED AS RAND MORGAN ROAD PROPERTY IN DEED, DDC. NO. 2001007773, D.R.
- DESCRIPTION OF SITE DRAINAGE: THE ENTIRE SITE WILL DRAIN VIA UNDERGROUND PIPES TO A PROPOSED OFFSITE DRAINAGE DETENTION BASIN (100 YR FLOOD), THENCE VIA A PROPOSED 42" PIPE TO EXISTING TWIN 30" RCP'S IN BLANCO ROAD AS SHOWN THIS SHEET AND SHEET 2 HEREOF.
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT ONE (1) ACRE OR GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
- THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
- THE TOTAL PLATTED AREA CONTAINS 55.235 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- THE YARD REQUIREMENT, AS DEPICTED, IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- ALL DRIVEWAYS SHALL BE PLACED ON THE SHORTER WIDTH OF THE LOT (NO DRIVEWAY SHALL BE ALLOWED ON THE LONGER WIDTH OF THE LOT) EXCEPT THIS DOES NOT APPLY TO COMMERCIAL LOTS.
- PUD DEVIATIONS: UDC REQUIRES A 50' REAR YARD SETBACK FOR BLOCK 1, LOT 6 WHEREAS A 10' UE/YR AND TWO REASONABLY MATURE TREES ARE PROPOSED AS SHOWN. UDC REQUIRES A 50' REAR YARD SETBACK FOR BLOCK 10, LOTS 1 - 35 WHEREAS A 20' REAR YR AND TWO REASONABLY MATURE TREES EACH OF THESE LOTS ARE PROPOSED.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NIXON M. WELSH, P.E. NO. 36240 OF BASS AND WELSH ENGINEERING, F 52. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.



TYPICAL STREET SECTION - 60' ROW  
NTS



TYPICAL STREET SECTION - 50' ROW  
NTS

BASS & WELSH ENGINEERING  
TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

PRELIMINARY PLAT  
ROYAL OAK FUTURE UNITS PUD  
A 55.235 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF SURVEY 416, A. B. & M. CERT. 962, ABS. 838 AND BEING A PORTION OF AN 80 AC. TRACT DESCRIBED AS RAND MORGAN ROAD PROPERTY IN DEED, DDC. NO. 2001007773, D.R.

CORPUS CHRISTI, NUECES CO., TX

OWN.	PLAT SCALE: 1" = 100'	COM. NO.	PREL AS PREL
CHK. N. WELSH	SCALE (H): SAME	JOB NO.	20027
	SCALE (V): NONE	DATE PLOTTED	11/5/20
		SHEET	1 OF 1