

PLANNING COMMISSION FINAL REPORT

Case No. 0517-04

INFOR No. 17ZN1015

Planning Commission Hearing Date: May 17, 2017

Applicant & Legal Description	Owner: MPM Development, LP. Applicant/Representative: MPM Development, LP. Location Address: 2121 Rand Morgan Road Legal Description: Roberts Tract 2.064 acres out of Lots 3, 6, 11, 14 and 15 also known as Tract 1F, Roberts Tract 31.119 acres out of Lots 3, 6, and 11, and Roberts Tract 6.517 acres out of Lots 3, 6, 11, and 14, and Roberts Tract 4.391 acres out of Lots 3, 6, 11, 14 and 15 also known as Tract 1F, located along the west side of Rand Morgan Road, south of Leopard Street, and north of Oregon Trail.			
Zoning Request	From: “RS-6” Single-Family 6 District To: “RS-4.5” Single-Family 4.5 District Area: 42.398 acres Purpose of Request: To allow for the construction of single-family homes on approximately 167 lots ranging from 5,500 to 10,000 square foot lots.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“RS-6” Single-Family 6	Vacant	Medium Density Residential
	North	“RS-6” Single-Family 6	Vacant	Medium Density Residential
	South	“RS-4.5” Single-Family 4.5	Drainage Corridor and “RS-4.5” Single-Family 4.5	Drainage Corridor and Medium Density Residential
	East	“RS-6” Single-Family 6	Mobile home and low density residential	Medium Density Residential
	West	“RS-6” Single-Family 6	Vacant	Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the “RS-4.5” Single-Family 4.5 is consistent with the adopted Future Land Use Map and the Northwest Area Development Plan. Map No.: 059047 Zoning Violations: None			

Transportation	<p>Transportation and Circulation: The subject property has approximately 900 feet of street frontage along Rand Morgan Road which is designated as an “A2” Secondary Arterial Street Divided.</p>				
	Street R.O.W.	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Rand Morgan Road	“A2” Secondary Arterial Divided	100’ ROW 54’ paved	90’ ROW 20’ paved	7,451 ADT (2015)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District to allow for the construction of single-family homes on 167 single-family residential lots ranging in size from 5,500 to 10,000 square feet.

Development Plan: The subject property is comprised of 42.398 acres and is proposed to be subdivided into 167 lots for single-family homes. At present time, the applicant is working to close a portion of the existing drainage easement along the southern property line.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single-Family 6 District and is vacant land. To the north and west is vacant land zoned “RS-6” Single-Family 6 District. Approximately 100 feet north of the subject property is vacant land zoned “CG-2” General Commercial District. To the east are a few properties zoned “CG-2” General Commercial District. Also to the east are properties zoned “RS-6” Single-Family 6 District comprised of single-family residences along Rand Morgan Road and a mobile home park with approximately 55 mobile homes. To the south is a single-family subdivision of about 450 residences zoned “RS-4.5” Single-Family 4.5 District. Included within this subdivision is the Tuloso-Midway Intermediate School.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is not platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). The proposed rezoning to the “RS-4.5” Single-Family 4.5 District is consistent with the adopted Northwest ADP. The proposed rezoning is consistent with the following policies of the Comprehensive Plan:

- Encourage the protection and enhancement of residential neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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 (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage convenient access from medium-density residential development to arterial roads (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- The City Council, hereby, adopts the Northwest Future Land Use Plan (Figure 6) and the accompanying text as a guide for future land use decisions.

Department Comments:

- The proposed rezoning is compatible with PlanCC and the Northwest Area Development Plan. The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area.

Planning Commission and Staff Recommendation (May 17, 2017):

Approval of the change of zoning from “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

Vote Results:

For: 9

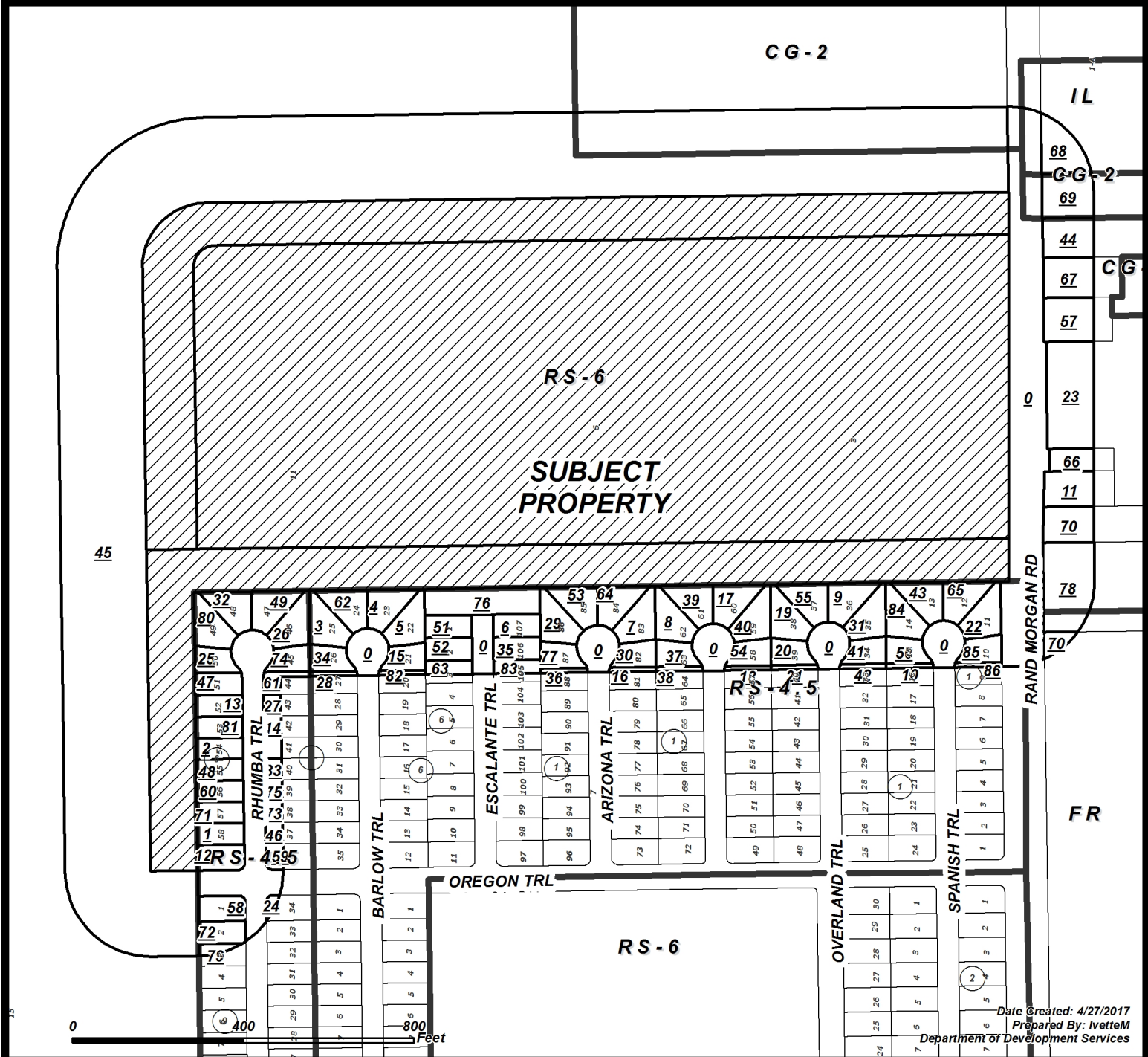
Opposed: 0

Absent: 0

Public Notification	Number of Notices Mailed – 86 within 200-foot notification area 6 outside notification area	
	<u>As of May 12, 2017:</u>	
	In Favor	– 1 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Public Comments Received (if any)

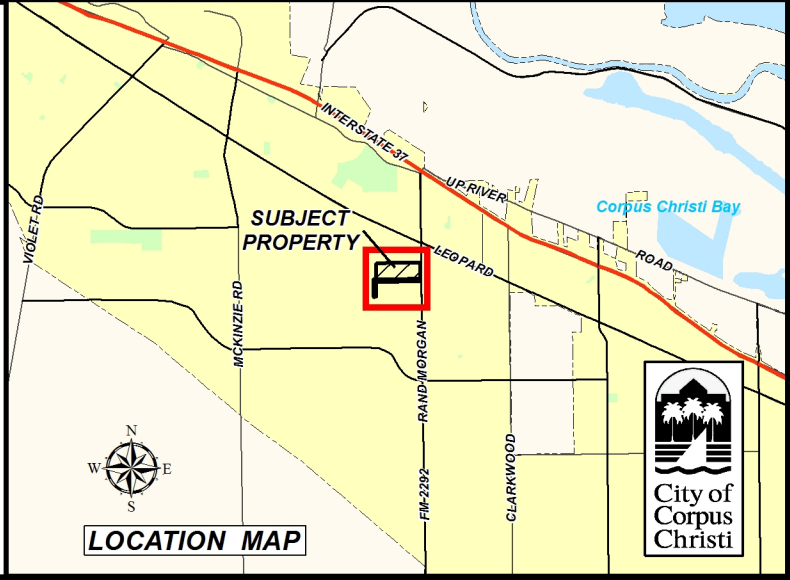


Date Created: 4/27/2017
Prepared By: Ivette M
Department of Development Services

CASE: 0517-04 **ZONING & 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



Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0517-04**

MPM Development, LP, has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"RS-4.5" Single-Family 4.5 District, not resulting in a change to the Future Land Use Map**. The property to be rezoned is described as:

Roberts Tract 2.064 acres out of Lots 3, 6, 11, 14 and 15 also known as Tract 1F, Roberts Tract 31.119 acres out of Lots 3, 6, and 11, and Roberts Tract 6.517 acres out of Lots 3, 6, 11, and 14, located along the west side of Rand Morgan Road, south of Leopard Street, and north of Oregon Trail.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, May 17, 2017**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Allen + Cathy Bresley

Address: 2041 Barlow Tr City/State: CC TX 78410

(X) IN FAVOR () IN OPPOSITION

Phone: 361-248-4562

REASON:

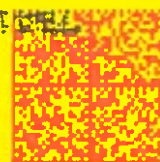
Cathy A. Bresley
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 17ZN1015
Property Owner ID: 3

Case No. 0517-04
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

9004 2281301000



U.S. POSTAGE PITNEY BOWES

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CORPUS CHRISTI, TX 78410

