

# PLANNING COMMISSION FINAL REPORT

Case No. 0119-04

INFOR No. 18ZN1036

Planning Commission Hearing Date: January 23, 2019

Applicant & Legal Description	<p><b>Owner:</b> Tim Lange  <b>Applicant:</b> John Kendall  <b>Location Address:</b> 2725 Rand Morgan Road  <b>Legal Description:</b> Being 2.470 acres out of a 2.538 acre tract as recorded in Document No. 2009040169 of the Official Public Records of Nueces County, Texas, same being out of State Survey No. 422, Abstract 850, Nueces County, Texas, located on the west side of Rand Morgan Road, south of Interstate 37, and north of Morrow Drive.</p>			
Zoning Request	<p><b>From:</b> "RS-6" Single-Family 6 District  <b>To:</b> "RS-4.5" Single-Family 4.5 District  <b>Area:</b> 2.47 acres  <b>Purpose of Request:</b> To allow for the construction of single-family homes.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	Site	"RS-6" Single-Family 6	Vacant and Low Density Residential	Low and Medium Density Residential
	North	"CN-1" and "CN-2" Neighborhood Commercial	Vacant and Commercial	Commercial and Medium Density Residential
	South	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	East	"FR/SP" Farm Rural with a Special Permit	Public/Semi-Public	Government
	West	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for single-family residential uses. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC).  <b>Map No.:</b> 059048  <b>Zoning Violations:</b> None</p>			
Transportation	<p><b>Transportation and Circulation:</b> The subject property has approximately 200 feet of street frontage along the Rand Morgan Road which is designated as an "A2" Secondary Arterial Street. According to the Urban Transportation Plan, "A2" Secondary Arterial Streets can convey a capacity between 20,000 to 32,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Rand Morgan Road	"A2" Secondary Arterial	100' ROW 54' paved	100' ROW 35' paved	N/A

**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.

**Development Plan:** The subject property is 2.47 acres in size. The owner is proposing the construction of single-family homes.

**Existing Land Uses & Zoning:** The subject property is currently zoned "RS-6" Single-Family 6 District, consists of vacant land, and has remained undeveloped since annexation in 1962. To the north is a large tract single-family home zoned "CN-1" and "CN-2" Neighborhood Commercial District. To the south is a single-family residential subdivision (Guth Parkside, 1953) to the zoned "RS-6" Single-Family 6 District. To the east is a church (Arlington Heights Church) zoned "FR/SP" Farm Rural District with a Special Permit. The special permit was granted in 1996 for a retirement home, but has since expired since no retirement home exists on the property. Additionally to the east is a single-family residential subdivision (Solar Estates #2, 1976) to the zoned "RS-6" Single-Family 6 District. To the west is a single-family residential subdivision (Guth Parkside, 1953) to the zoned "RS-6" Single-Family 6 District.

**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.

**Utilities:**

**Water:** 12-inch ACP line located along Rand Morgan Road.

**Wastewater:** 10-inch VCP line located along Rand Morgan Road.

**Gas:** 6-inch Service Line located along Rand Morgan Road.

**Storm Water:** No inlets located along Rand Morgan Road.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for single-family residential uses. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (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 residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC).
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.

**Planning Commission and Staff Recommendation (January 23, 2019):**

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

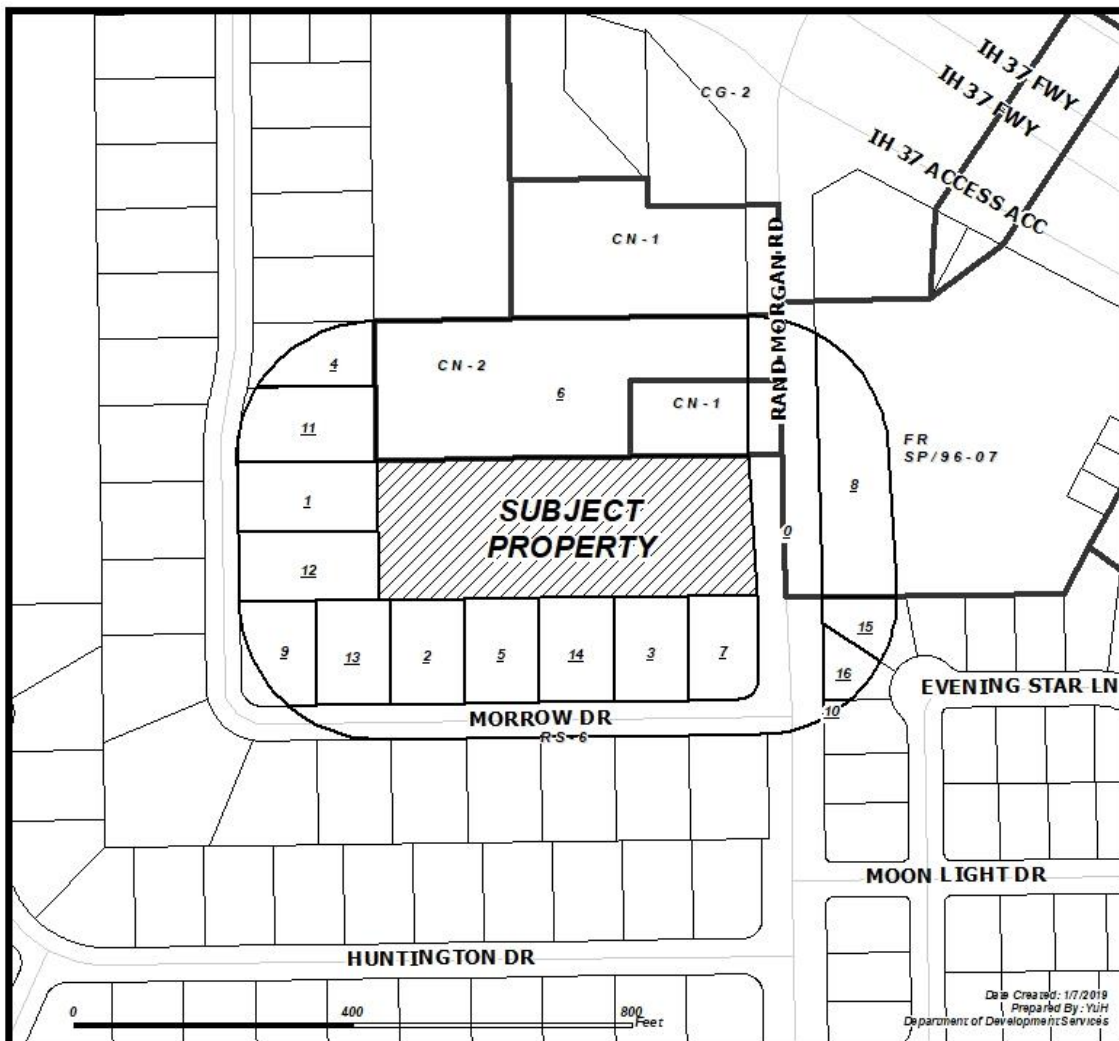
**Vote Results:**

For: 8  
Opposed: 0  
Absent: 1  
Abstained: 0

<b>Public Notification</b>	Number of Notices Mailed – 16 within 200-foot notification area 6 outside notification area
	<b><u>As of January 18, 2019:</u></b>
	In Favor – 0 inside notification area – 1 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:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

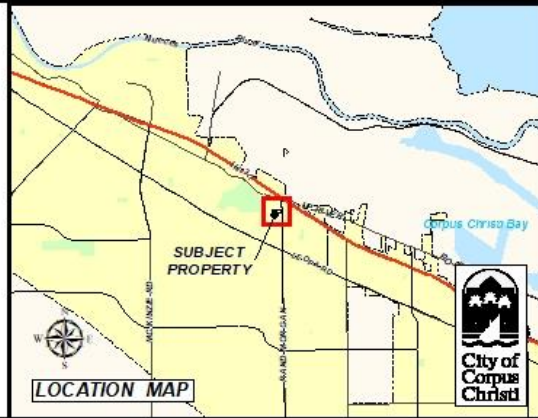


**CASE: 0119-04**  
**ZONING & NOTICE AREA**

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-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
CR-2 Resort Commercial	RE Residential Estate
CO-1 General Commercial	RS-TH Townhouse
CO-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
FR-1 Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer  
**4** Owners within 200' listed on attached ownership table

Owners in favor  
**X** 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 comisión 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. 0119-04**

**Tim Lange** 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, resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**2725 Rand Morgan Road and being 2.470 acres out of a 2.538 acre tract as recorded in Document No. 2009040169 of the Official Public Records of Nueces County, Texas, same being out of State Survey No. 422, Abstract 850, Nueces County, Texas, located on the west side of Rand Morgan Road, south of Interstate 37, and north of Morrow Drive.**

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.

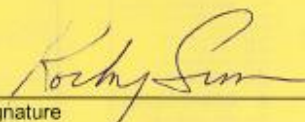
The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, January 23, 2019**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in 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: Tuloso-Midway LSD  
Address: 9760 La Branch City/State: CC, TX 78410  
( ☒ ) IN FAVOR ( ☐ ) IN OPPOSITION Phone: (361) 903-6400

REASON:

  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 18ZN1036  
Property Owner ID: 0

Case No. 0119-04  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com