

**ZONING REPORT
CASE No ZN8340**

Applicant & Subject Property			
<p>District: 5 Owner: Cypress Point Capital LLC Applicant: Cypress Point Capital LLC Address: Near the southeast corner of County Road 43 (CR-43) and Farm-to-Market Road 2444 (FM-2444/Staples Street), along the east side of County Road 43, and south of Farm-to-Market Road 2444. Legal Description: 37.44 Acres out of the S/2 of Section 30, Laureles Farm Tracts Acres of Subject Property: 18.72 acre(s). Refer to Attachment (A) Metes & Bounds.</p>			
Zoning Request			
<p>From: "FR" Farm Rural District To: "CN-1" Neighborhood Commercial District and "RS-22" Single-Family District Purpose of Request: To allow commercial development and the expansion of the Caroline Height Subdivision.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Agricultural	Commercial, Medium-Density Residential
North	"OCL" Outside City Limit	Transportation (FM-2444/Staples), Agricultural	Transportation (FM-2444/Staples), Commercial
South	"RS-22" Single-Family	Agricultural (PC-approved Caroline Heights Unit 1)	Medium-Density Residential
East	"OCL" Outside City Limit	Agricultural	Commercial, Medium-Density Residential
West	"OCL" Outside City Limit	Transportation (CR-43), Agricultural Public/Semi-Public	Transportation (CR-43), Commercial, Government
<p>Plat Status: The subject property is not platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: none.</p>			
Transportation and Circulation			
Farm-to-Market Road (FM-2444/Staples St)	Designation	Section Proposed	Section Existing
	"A3" Primary Arterial Divided	130-Foot ROW, 6 Lanes	70-Foot ROW 4 Lanes, Center Turn Lane

	Designation	Section Proposed	Section Existing
County Road 43 (CR-43)	"A2" Secondary Arterial Divided	100-Foot ROW, 4 Lanes, Median	20-Foot ROW 1 Lane, No Median/Center Turn Lane
Transit: The Corpus Christi RTA does not provide service to the subject property.			
Bicycle Mobility Plan: The subject property is approximately 2.75 miles away from the nearest proposed one-way cycle track, both sides infrastructure along Oso Parkway.			
Utilities			
<p>Gas: None.</p> <p>Stormwater: None.</p> <p>Wastewater: None. The tentative preliminary plat noted that each lot will be supplied with on-site sewerage facilities.</p> <p>Water: (2) 12-inch PVC (Public Distribution) lines have been proposed and approved for construction along the south side of FM-2444 and the east side of CR-43.</p>			
Corpus Christi Comprehensive Plan (Plan CC)			
<p>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.</p> <p>ADP (Area Development Plan): According to Plan CC the subject property is located within the London ADP (Adopted on March 17, 2020).</p> <p>Water Master Plan: No improvements have been proposed. The subject property is outside the master plan area.</p> <p>Wastewater Master Plan: No improvements have been proposed. The subject property is outside the master plan area.</p> <p>Stormwater Master Plan: No improvements have been proposed. The subject property is outside the master plan area.</p> <p>Roadway Master Plan: No improvements have been proposed. The subject property is outside the master plan area.</p>			
Public Notification			
Number of Notices Mailed	1 within a 200-foot notification area 1 outside 200-foot notification area		
In Opposition	01 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			
<p>Planning Commission Hearing Date: July 24, 2024</p> <p>City Council 1st Reading/Public Hearing Date: September 10, 2024</p> <p>City Council 2nd Reading Date: September 17, 2024</p>			

Background:

The subject vacant and undeveloped 18.72-acre tract is located at the southeast quadrant of County Road 43 (CR-43), a proposed A2 class arterial and Farm-to-Market Road 244 (FM-244/Staples Street), a proposed A3 class arterial, with pavement widths of 70 feet and 20 feet respectively. The subject parcel is within the London Area and was recently annexed in 2022.

The surrounding properties are part of the London Area. At the exception of the property to the south, the surrounding properties are all outside the City's limits. The property to the north of the subject parcel and Farm-to-Market Road (FM-2444/Staples Street) has a current land use of agricultural, as well as the property to the east. The property to the west of County Road 43 (CR-43) and the subject parcel has current land use of agricultural and public/semi-public land. The property to the South is zoned "RS-22" Single-Family District with agricultural use; and is the Caroline Height Unit 1 subdivision approved by Planning Commission on November 10, 2022.

The applicant is requesting two zoning districts at the subject property for commercial uses along Farm-to-Market Road 2444/Staples Street, and Unit 2 of the Planning-Commission-approved, Caroline Height Subdivision.

The "CN-1" Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area; while the "RS-22" Single-Family District allows single-family detached houses, group homes, and limited public and civic uses. The "CN-1" Neighborhood Commercial District allows

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

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

- 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 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.

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

The proposed rezoning is consistent with the London ADP and with the FLUM designation of Commercial along Farm-to-Market Road 2444 (FM-2444/S Staples Street); however not entirely with the FLUM designation Medium-Density Residential on the interior.

- Promote land development that enhances the character and opportunities in London.

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 Plan CC and with the FLUM designation of Commercial along Farm-to-Market Road 2444 (FM-2444/S Staples Street); however not entirely with the FLUM of Medium-Density Residential on the interior.

- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. It will not have a negative impact on the surrounding neighborhood.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

Planning Commission and Staff Recommendation (July 24, 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, the Planning Commission and Staff recommend approval of the change of zoning from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District and the “RS-22” Single-Family 22 District.

Attachment(s):

(A) Metes & Bounds Description and Exhibit.

(B) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit

MURRAY BASS, JR., P.E., R.P.L.S.

NIXON M. WELSH, P.E., R.P.L.S.
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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

May 17, 2024
22011-M&B CN-1

CN-1 Zoning Tract

STATE OF TEXAS §
COUNTY OF NUECES §

Description of a 7.593 acre tract of land, more or less, a portion of the South half of Section 30, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and being a portion of a 37.440 acre tract described by deed, Document Number 2017046839, official records of said county, said 7.593 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the point of intersection of the east right-of-way line of County Road 43, a 40' wide road and the south right-of-way line of S. Staples Street (FM 2444), a 130' wide street, said beginning point for the northwest corner of the tract herein described;

THENCE N89°11'20"E 877.72' along said south right-of-way line of South Staples Street to a point for the northeast corner of the tract herein described and of said 37.440 acre tract;

THENCE S00°48'35"E 318.07' along the east boundary line of said 37.440 acre said tract to a point for the southeast corner of the tract herein described;

THENCE S89°11'20"W 460.72' to a point for south central interior corner of the tract herein described;

THENCE S00°48'40"E 123.73' to a point for south central corner of the tract herein described;

THENCE S89°11'20"W 417.00' to a point in said east right-of-way line of County Road 43 for the southwest corner of the tract herein described;

THENCE N00°48'35"W 441.80' along said east right-of-way line of County Road 43 to the **POINT OF BEGINNING**, a sketch showing said 7.593 acre tract for CN-1 zoning being attached hereto as Exhibit "C".



Nixon Welsh, R.P.L.S.



EXHIBIT "A"

Page 1 of 1

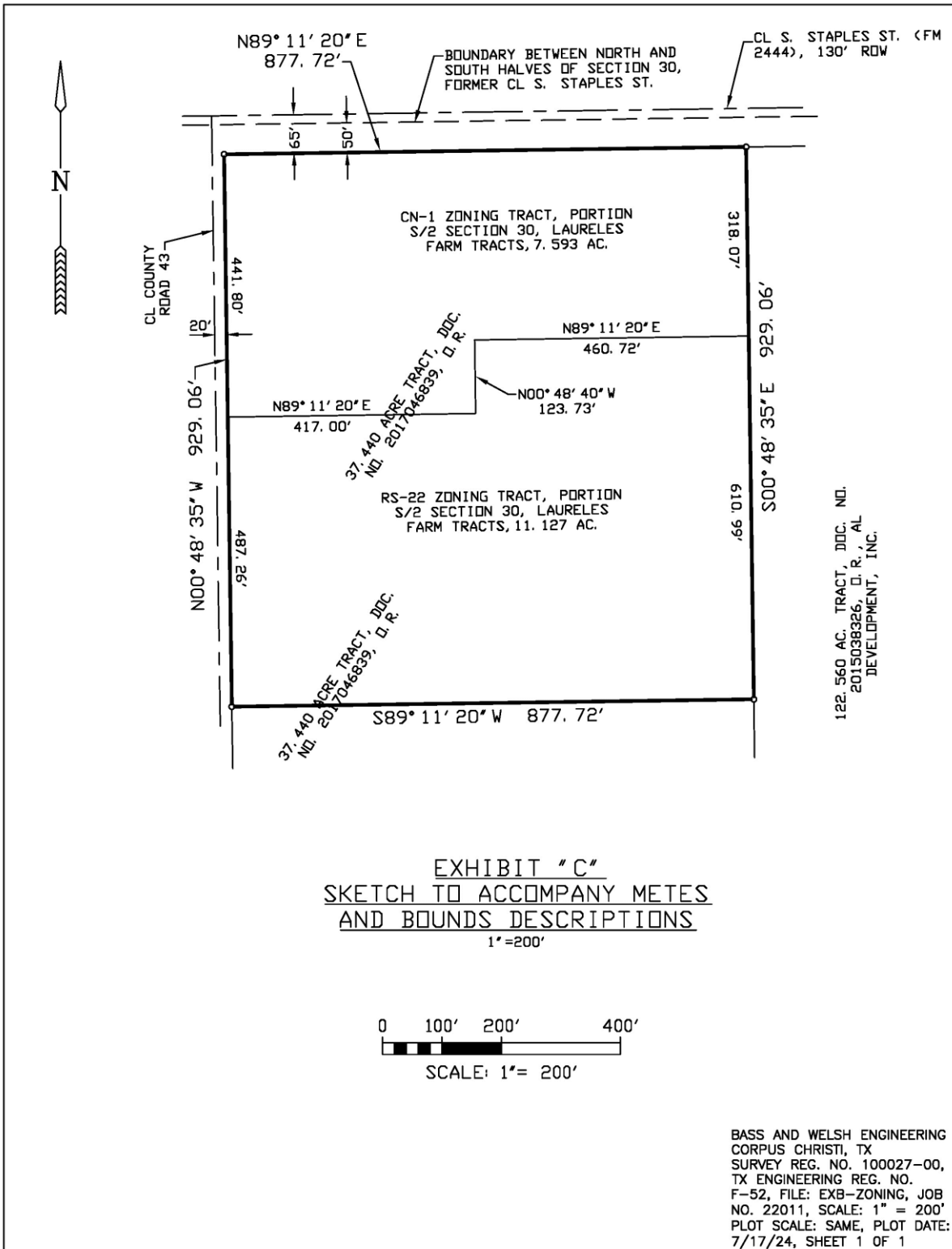
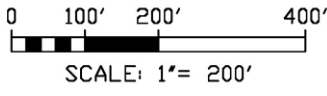
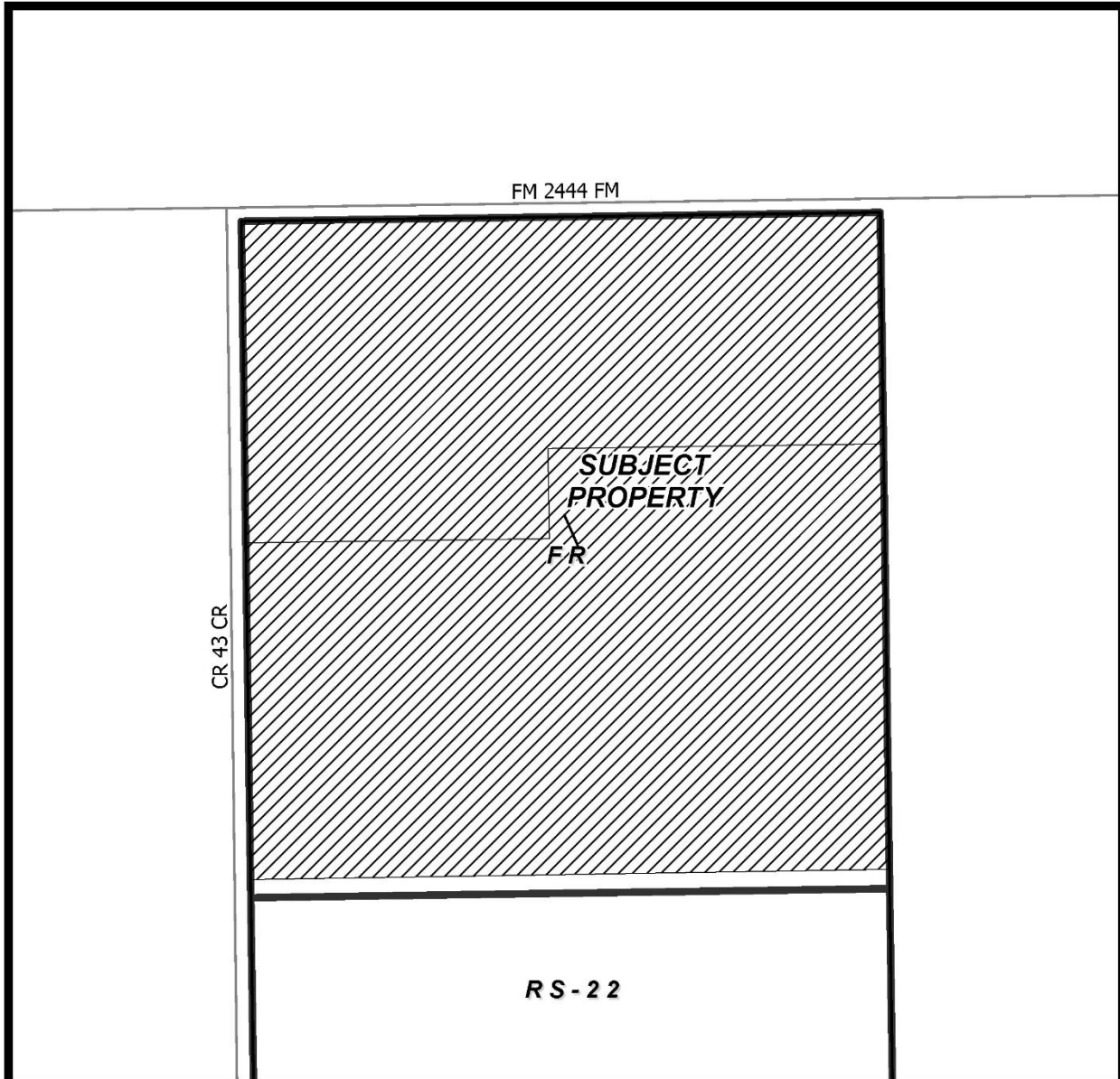


EXHIBIT "C"
 SKETCH TO ACCOMPANY METES
 AND BOUNDS DESCRIPTIONS
 1" = 200'



BASS AND WELSH ENGINEERING
 CORPUS CHRISTI, TX
 SURVEY REG. NO. 100027-00,
 TX ENGINEERING REG. NO.
 F-52, FILE: EXB-ZONING, JOB
 NO. 22011, SCALE: 1" = 200'
 PLOT SCALE: SAME, PLOT DATE:
 7/17/24, SHEET 1 OF 1

(B) Existing Zoning and Notice Area Map



CASE: ZN8340 SUBJECT PROPERTY WITH ZONING



A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
B-1 Neighborhood Business District	R-1B One Family Dwelling District
B-1A Neighborhood Business District	R-1C One Family Dwelling District
B-2 Bayfront Business District	R-2 Multiple Dwelling District
B-2A Barrier Island Business District	RA One Family Dwelling District
B-3 Business District	RE Residential Estate District
B-4 General Business District	R-TH Townhouse Dwelling District
B-5 Primary Business District	SP Special Permit
B-6 Primary Business Core District	T-1A Travel Trailer Park District
BD Corpus Christi Beach Design Dist.	T-1B Manufactured Home Park District
F-R Farm Rural District	T-1C Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	

