

ZONING REPORT

Case # 1022-05

Applicant & Subject Property

City Council District: 5
Owner: Cypress Point Capital, LLC.
Applicant: Cypress Point Capital, LLC.
Address: Southeast corner of County Road 43 and Farm to Market Road 2444 (South Staples Street)
Location: Along the east side of County Road 43, south of Farm to Market Road 2444 (South Staples Street), and west of County Road 41.
Legal Description: 18 acres out of 37.479 acres out of the S/2 of Section 30 and N/2 of Section 33, Laureles Farm Tracts
Acres of Subject Property: 18 acres

Zoning Request

From: "FR" Farm Rural District
To: "RS-22" Single-Family 22 District
Purpose of Request: To allow for the construction of a single-family subdivision with half acre lots.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural District	Vacant	Medium Density Residential
North	"OCL" Outside City Limits	Vacant	Medium Density Residential
South	"OCL" Outside City Limits	Vacant	Medium Density Residential
East	"OCL" Outside City Limits	Vacant	Medium Density Residential
West	"OCL" Outside City Limits	Public/Semi-Public	Government

Plat Status: Property is not platted.
Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): No
Code Violations: None

Transportation and Circulation for County Road 43

	Designation-Urban Street	Section Proposed	Section Existing
County Road 43	"A2" Arterial Street	4 Lanes, 100-feet	2 Lanes, 20-feet

Transit: None.

Utilities	
<p>Gas: No service line exists. Stormwater: Drainage ditch south of the subject property Wastewater: Septic Service. Water: A 12-inch PVC waterline exists along the east side of County Road 43.</p>	
Corpus Christi Comprehensive Plan	
<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. Area Development Plan (ADP): According to Plan CC the subject property is located within the London Area Development Plan (Adopted on March 17, 2020). Water Master Plan: A 48-Inch water line is proposed along the east side of Ayers Street. Wastewater Master Plan: No improvements have been proposed. Stormwater Master Plan: No improvements have been proposed.</p>	
Public Notification	
Number of Notices Mailed	<ul style="list-style-type: none"> • 3 within a 200-foot notification area • 3 outside 200-foot notification area
In Opposition	<ul style="list-style-type: none"> • 0 inside notification area • 0 inside notification area • 0% in opposition within the 200-foot notification area
Public Hearing Schedule	
<p>Planning Commission Hearing Date: November 16, 2022 City Council 1st Reading/Public Hearing Date: December 20, 2022 City Council 2nd Reading Date: January 10, 2023</p>	

Background:

The subject property is in the process of annexation and will be developed into a single-family residential subdivision consisting of half acre lots. The size of the lots will allow the use of On-Site Sewage Facilities (OSSF) also know as septic tanks.

Comprehensive Plan (Plan CC) Consistency:

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

- Future Land Use, Zoning, and Urban Design
 - 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.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Annexation should occur so that impacted areas may benefit from public health programs, zoning laws, police and fire protection, and so that new developments may be planned and linked to the municipal water supplies, wastewater, and storm drainage systems.

Future Land Use Map Consistency:

The proposed rezoning for a low-density residential use and is consistent with the Future Land Use Map (FLUM)

- Designated Future Land Use: Medium Density Residential.

Staff Analysis:

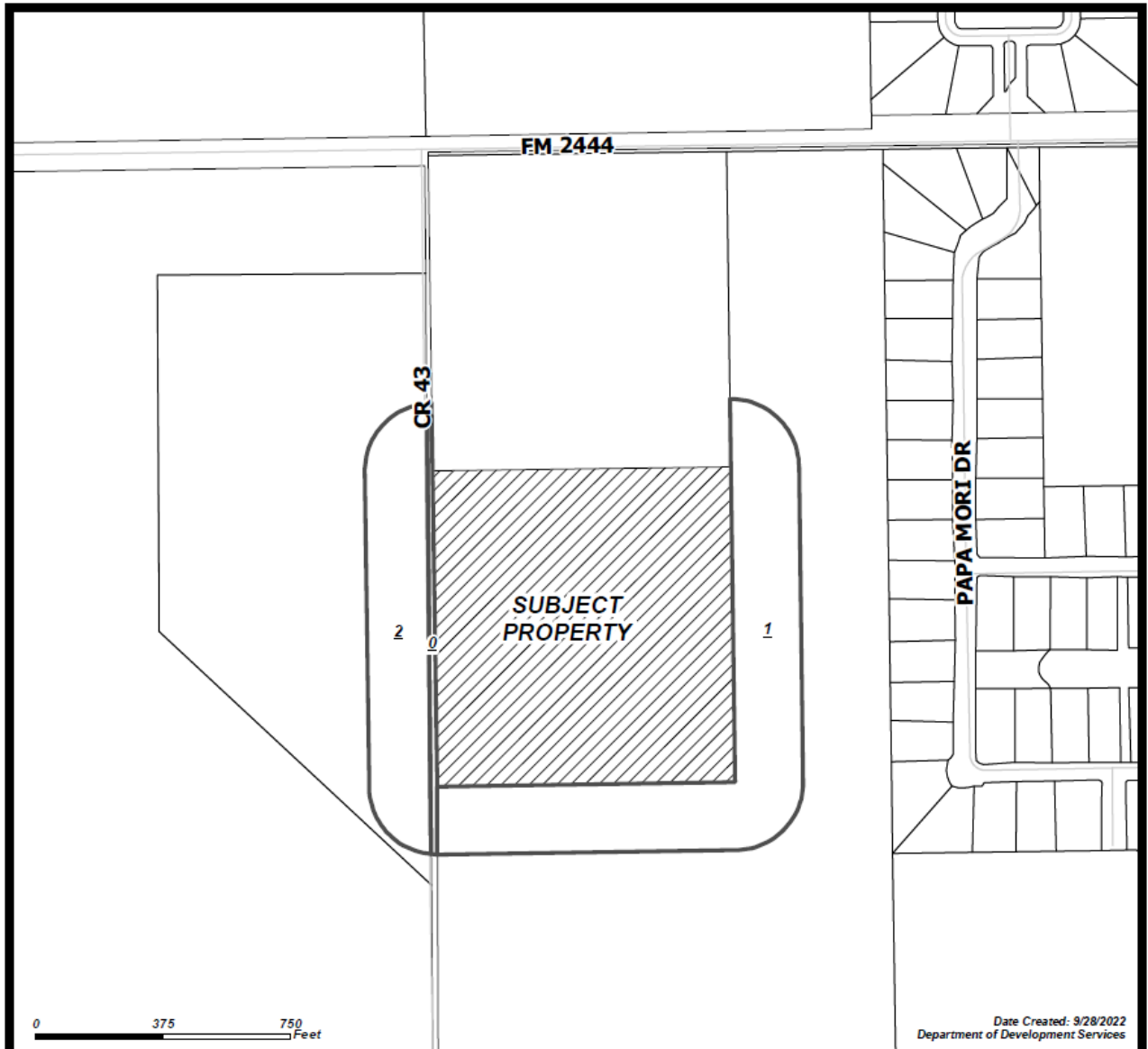
“While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into 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 the Future Land Use Map and is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.
- The proposed development is compatible with the surrounding uses.

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, staff recommends approval of the change of zoning.

Staff Recommendation: Approval of the change of zoning from the “FR” Farm Rural District to the “RS-22” Single-Family 22 District.

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



Case # 1022-05 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

