

ZONING REPORT

Case # 0423-03

Applicant & Subject Property			
<p>City Council District: District 3. Owner: Agape Ranch Applicant: Agape Ranch Address: A property at or near 2738 London Pirate Road (County Road 33), located along the east side of London Pirate Road (County Road 33), south of Oso Creek, and north of FM 43 (Farm to Market Road 43). Legal Description: 3.47 Acres out of Lot 5, Section D, Laureles Farm Tracts and 8 Acres out of Lot 5, Section D, Laureles Farm Tracts. Acres of Subject Property: 10.81 acres.</p>			
Zoning Request			
<p>From: "FR" Farm Rural District (established upon annexation) To: "RS-6" Single-Family 6 District Purpose of Request: To allow medium-density residential development.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	Interim "FR" Farm Rural (est. upon annexation)	Vacant	Medium-Density Residential
North	"OCL" (Outside City Limits)	Vacant	Medium-Density Residential
South	"RS-4.5" Single-Family 4.5	Vacant, Low-Density Residential (London Towne Unit 1)	Medium-Density Residential
East	"FR" Farm Rural	Government (JC Collection Ctr)	Government
West	"RS-4.5" Single-Family 4.5	Vacant, Low-Density Residential (London Towne Unit 1)	Medium-Density Residential
<p>Plat Status: Not platted. The preliminary plat was approved on September 7, 2022 Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None. Code Violations: None.</p>			
Transportation and Circulation For <i>London Pirate Road (County Road 33)</i>			
	Designation-Urban Street	Section Proposed	Section Existing
London Pirate Road (County Road 33)	"C1" Primary Collector	2 Lanes, 60 feet	2 Lanes, Width varies. 40 feet (at property frontage)

Transit: The Corpus Christi RTA does not provide service to the subject property.

Bicycle Mobility Plan: The subject property is approximately 3 miles west and south of any proposed mobility infrastructure.

Utilities

Gas: A 4" PE active distribution gas line exists along the west side of London Pirate Road (County Road 33).

Stormwater: None exist.

Wastewater: An 18" PVC wastewater line exists along London Towne Boulevard with a stub-out at the east side of London Pirate Road (County Road 33).

Water: A 16" PVC water transmission line exists along the west side of London Pirate Road (County Road 33).

Corpus Christi Comprehensive Plan

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 16" water line has been proposed along London Pirate Road (County Road 33) from FM-43 (Farm to Rural 43 Road) to Oso Creek.

Wastewater Master Plan: An 18" line has also been proposed through the London Towne Unit 1 subdivision, east to west, along the north side of Thames Chase Drive. A 16" PVC line is under construction at the tract east of the subject property.

Stormwater Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed

- 49 within a 200-foot notification area
- 4 outside 200-foot notification area

In Opposition

- 1 inside the notification area (1.18 % in opposition within the 200-foot notification area.)
- 0 outside the notification area

Public Hearing Schedule

Planning Commission Hearing Date: May 17, 2023

City Council 1st Reading/Public Hearing Date: June 27, 2023

City Council 2nd Reading Date: July 18, 2023

Background:

The subject property is an 10.81-acre tract of land in the London Area; within the extra-territorial jurisdiction of the city bounded by the Oso Creek to the north, FM 763 (Farm to Market Road 763) to the east, and County Road 18 to the south. The property is located along the east side of London Pirate Road (County Road 33), immediately north and west of the City's limit, north of FM 43 (Farm to Rural Road 43), and south of Oso Creek.

The applicant is seeking to develop the subject property into a residential subdivision and requested on June 13, 2022 that the City annex their property by petition. The London Area is the only "OCL" (Outside City Limits) area with a development plan due to its anticipated growth. The "FR" Farm Rural District has a minimum 5-acre lot requirement, while the "RS-6" Single-Family 6 District requires a minimum lot size of 6,000 square feet.

The subject property is vacant and outside of the City's boundaries. North of the subject property is a vacant "OCL" (Outside City Limits) tract of land. To the west and south is the London Towne Unit 1 subdivision that is zoned "RS-4.5" Single-Family 4.5 and has a low-density residential use. The property to the east is zoned "FR" Farm Rural District with government use.

The preliminary plat approved by Planning Commission on September 7, 2022, Agape Ranch Unit 1, lays out a residential development characterized by 26 homes and an approximately 2-1/4- acre open space.

Comprehensive Plan Consistency:

The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers of the Comprehensive Plan (Plan CC):

- Housing and Neighborhoods:
 - The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions with a lack of interconnection.
 - Consider consideration to regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle/pedestrian facilities.
- 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 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.
 - Annexation plans provide for orderly growth:
 - Support policies and regulations that ensure orderly development in annexed areas, as rapid unordered growth can cause numerous urban problems that include traffic congestion and the inability to meet infrastructure needs.
 - Support a policy of annexation of land at the periphery of the city to protect the city from urban growth that is incompatible with the developmental objectives of Corpus Christi and to achieve orderly growth.
 - Land should be annexed so that all structures are constructed in accordance with building, plumbing, electrical, and other city codes, which are designed to ensure public health, safety, and welfare.
 - Annexation should occur so that impacted areas 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.

- Use annexation power combined with minimum lot size in zoning and infrastructure policy and strategic city investments in infrastructure to promote order and efficient development in the ETJ.
- London Area Development Plan:
 - Maintain and encourage a tight-knit community character that features large residential lots, low levels of development, and open spaces.
 - Promote sustainable growth.

Future Land Use Map Consistency:

The proposed rezoning is consistent with the Future Land Use Map for the London Area.

- 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 rezoning request is consistent with the comprehensive plan *Plan CC*.
- The development is appropriately sited and contains features that will contribute and promote the neighborhood consistent with the ADP (Area Development Plan). It will not have any adverse impact on the surrounding properties or negatively impact the neighborhood.
- The requested use is compatible with the adjacent land uses.
 - The property is bounded to the south and west by the London Towne Unit 1 subdivision. Northwest of the subdivision is a recently annexed property that is zoned “RS-6” Single-Family 6 District.
- The proposed rezoning is consistent with the FLUM’s (Future Land Use Map) designated medium-density residential use and many broader elements of the City of Corpus Christi Comprehensive Plan.

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.

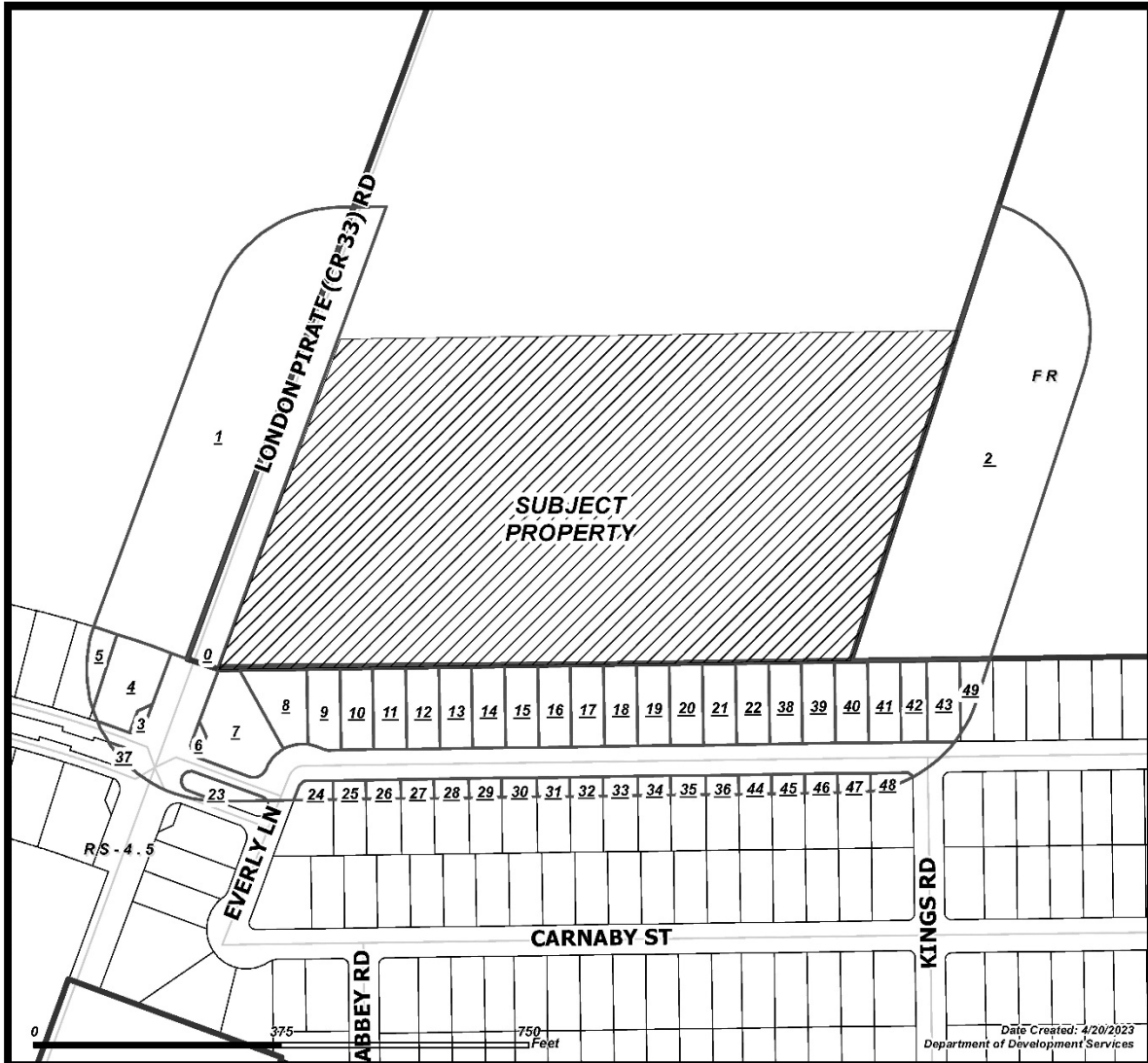
Planning Commission and Staff Recommendation (May 17, 2023): Approval of the change of zoning from the interim “FR” Farm Rural District established upon annexation to the “RS-6” Single-Family 6 District.

Attachments:

Attachment A-Existing Zoning and Notice Area map.

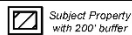
Attachment B-Returned Notice

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



**Case # 0423-03
ZONING & NOTICE AREA**

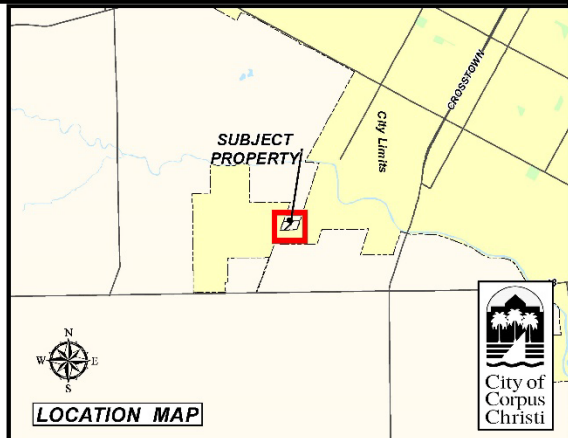
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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	



4 Owners within 200' listed on attached ownership table



X Owners in opposition



ATTACHMENT B: RETURNED NOTICE

**PUBLIC HEARING NOTICE
CITY PLANNING COMMISSION
Rezoning Case No. 0423-03**

Agape Ranch has petitioned the City of Corpus Christi to consider a change of zoning for a property being annexed into the City of Corpus Christi from the interim "**FR**" **Farm Rural District**, established upon annexation, to the "**RS-6**" **Single-Family 6 District**, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near FM 43 (Farm to Market Road 43) and London Pirate Road (County Road 33) and described as 3.47 acres out of Lot 5, Block D, Laureless Farm Tracts; 7 acres out of Lot 5, Block D, Laureless Farm Tracts; and 1 acre out of Lot 5, Block D, Laureless Farm Tracts, located along the east side of London Pirate Road (County Road 33), south of Oso Creek, and north of FM 43 (Farm to Market Road 43). See the map on the reverse side.

The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, May 17, 2023**, 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.



The Planning Commission may recommend to the 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. For more information, please call (361) 826-3240.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3240.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

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.

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or via email to zoning@cctexas.com.

Property Owner(s) Name: Jason L. Cross

Address: 1222 Thames Chase Dr. Phone No: 361-946-1779

() IN FAVOR IN OPPOSITION

REASON: No more developments until London Pirate rd is widened and sidewalks as per "The Federal safe routes to school program" & "ADA sidewalk guidance"

[Signature]
Signature

Case Manager: Saradja Registre
Email: saradjar@cctexas.com
Phone: 361-826-3574
INFOR Case No: 23ZN1011