

ZONING REPORT CASE ZN8299

Applicant & Subject Property			
<p>District: 5 (Upon Annexation) Owner: Anil C. Patel and Vandana A. Patel Applicant: Anil C. Patel and Vandana A. Patel Address: 648 FM 2444 (Farm-to-Market Road 2444, also known as Staples Street), located along the north side of FM 2444, or Staples Street, and west of CR 41 (County Road 41). Legal Description: A portion of the W/2 of the NE/4 of Section 30. Laureless Farm Tracts, as submitted by Metes and Bounds. Acreege of Subject Property: 19.2 acres. Refer to Attachment (A) Metes and Bounds.</p>			
Zoning Request			
<p>From: "FR" Farm Rural District (Upon Annexation) To: "RS-22" Single-Family 22 District Purpose of Request: To allow a low-density single-family residential subdivision.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits	Vacant	Medium-Density Residential, Commercial
North	"OCL" Outside City Limits	Vacant	Low-Density Residential
South	"OCL" Outside City Limits	Transportation (FM 2444), Agricultural	Transportation (FM 2444), Commercial
East	"OCL" Outside City Limits	Agricultural	Medium-Density Residential, Commercial
West	"OCL" Outside City Limits	Vacant	Low-Density Residential, Commercial
<p>Plat Status: The subject property is not platted. A final plat, attached to the subject amendment request, was approved on November 16, 2022, by the Planning Commission. A rezoning must precede the recording of the land subdivision action. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: The subject property is outside the City's limits.</p>			
Transportation and Circulation			
	Designation	Section Proposed	Section Existing
FM 2444 (Farm-to-Market Road 2444/ Staples Street)	"A3" Primary Arterial Divided	130-Foot ROW 6 Lanes, Median	100-Foot ROW 4 Lanes, Center Turn Lane
<p>Transit: The Corpus Christi RTA does not provide service to the subject property.</p>			

Bicycle Mobility Plan: None within reasonable access.

Utilities

Gas: No line exists adjacent to the property.
Stormwater: No line exists adjacent to the property.
Wastewater: No line exists adjacent to the property.
Water: An 8-inch PVC (Public Distribution) line exists along the north side of FM-2444 (Farm-to-Market Road 2444/Staples Street).

Corpus Christi Comprehensive Plan (Plan CC)

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.
ADP (Area Development Plan): According to Plan CC the subject property is located within the London ADP (Adopted on March 17, 2020).
Water Master Plan: The subject property is outside the City's master plan area.
Wastewater Master Plan: The subject property is outside the City's master plan area.
Stormwater Master Plan: The subject property is outside the City's master plan area.
Roadway Master Plan: The subject property is outside the City's master plan area.

Public Notification

Number of Notices Mailed	11 within a 200-foot notification area 0 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owners)

Public Hearing Schedule

Planning Commission Hearing Date: November 13, 2024
City Council 1st Reading/Public Hearing Date: February 11, 2025
City Council 2nd Reading Date: February 18, 2025

Background:

The subject property is a 19.2-acre, vacant and undeveloped, tract out of the unincorporated London area, south and west of the Oso Creek, along the north side of FM-2444 (Farm-to-Market Road 2444), which is also known as South Staples Street within the City's limits.

The surrounding properties are outside the City's limits. The properties to the north and west are vacant, and those to the east, and south of the subject property and FM-2444, have an agricultural use.

The applicant is requesting an amendment from the "FR" Farm Rural District to be granted upon annexation, to accommodate a low-density residential subdivision of approximately 21 lots. The "RS-22" Single Family 22 Residential District permits single-family detached houses, group homes, and limited public and civic uses.

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

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

- Corpus Christi development patterns support efficient and cost-effective use of resources and a 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.
 - Promote the monitoring of current development to identify infrastructure capacity deficiencies in advance of future development.

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

The proposed rezoning is consistent with the London ADP; however, is not consistent with the FLUM designation of Medium-Density Residential and Commercial.

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 the City's comprehensive plan; while inconsistent with the future land use designation of medium-density residential on the interior, with commercial use along FM-2444, it generally agrees with the envisioned character by the London community.
- The subject request is compatible to the character and will not have an adverse impact on the surrounding neighborhood.
- The subject property is suitable for the uses to be permitted by the zoning district that would be applied by the proposed amendment.

Planning Commission and Staff Recommendation:

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, Planning Commission and Staff Recommendation approval of the change of zoning from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District.

Attachments:

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit

STATE OF TEXAS
NUECES COUNTY

19.2027 ACRES

EXHIBIT "A"

Field Note Description for **19.2027 acres (836,467.8 square feet)**, out of called 20.808 acres out of the west one half (1/2) of the northeast one quarter (1/4) of Section 30, Laureles Farm Tracts, as recorded in Volume 3, Page 15, Map Records Nueces County, Texas, Official Public Records Nueces County, Texas (O.P.R.N.C.T.), the said **19.2027 acres (836,467.8 square feet)**, being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation (TXDOT) Monument found on the existing north Right-of-Way (R.O.W.) of Farm to Market (F.M.) 2444, (110 foot R.O.W.), as conveyed to the State of Texas in Volume 578, Page 287, Deed Records Nueces County, Texas (D.R.N.C.T.), same point being on the common boundary of the west one half (1/2) of the northeast one quarter (1/4) of the said Section 30 and the east one half (1/2) of the northeast one quarter (1/4) of the said Section 30, for the southwest corner of a called 77.577 acre tract, as conveyed to Nueces Real Estate Partnership in Document No. 2004037243, O.P.R.N.C.T., for the southeast corner and the **"POINT OF BEGINNING"** of the herein described 19.2027 acre tract;

THENCE South 89°11'38" West, along and with the common boundary of the existing north R.O.W. of the said F.M. 2444, also known as Staples Street, and the herein described 19.2027 acres, at 90.42 feet passing a TXDOT Monument found, in all a distance of 879.73 feet to a TXDOT Monument found for the northeast corner of a called 0.809 acre tract, as conveyed to the State of Texas in Document No. 2014024608, O.P.R.N.C.T., same point being the southeast corner of a called 66.49 acres, as conveyed to Mostaghasi Investment Trust in Document No. 2023015900, O.P.R.N.C.T., for the southwest corner of the herein described 19.2027 acre tract;

THENCE North 00°51'21" West, along and with the common boundary of called 66.49 acres (Mostaghasi Investment Trust tract), and the herein described 19.2027 acres, a distance of 950.48 feet to a 5/8 inch iron rod with red plastic cap stamped "URBAN ENGINEERING", found for an internal corner of the called 66.49 acres (Mostaghasi Investments Trust tract), for the northwest corner of the herein described 19.2027 acre tract;

THENCE North 89°10'04" East, along and with the common boundary of called 66.49 acres (Mostaghasi Investment Trust tract), and the herein described 19.2027 acres, a distance of 880.00 feet to a 5/8 inch iron rod with red plastic cap stamped "URBAN ENGINEERING", found on the west boundary of the called 77.577 acres (Nueces Real Estate tract), for the northeast corner of the herein described 19.2027 acre tract;

THENCE South 00°50'22" East, along and with the common boundary of the called 77.577 acres (Nueces Real Estate tract) and the herein described 19.2027 acres, a distance of 950.88 feet, to the **"POINT OF BEGINNING"** and containing within these metes & bounds **19.2027 acres (836,467.8 square feet)** of land, more or less. (All bearings are based on The Texas State Plane Coordinate System, South Zone 4205, NAD 83).

I hereby certify that the foregoing legal description was prepared from survey performed on the ground under my supervision and it correctly represents the facts found at the time of the survey.


Xavier Sandoval
Registered Professional Land Surveyor
License No. 5886 State of Texas



NOTES:

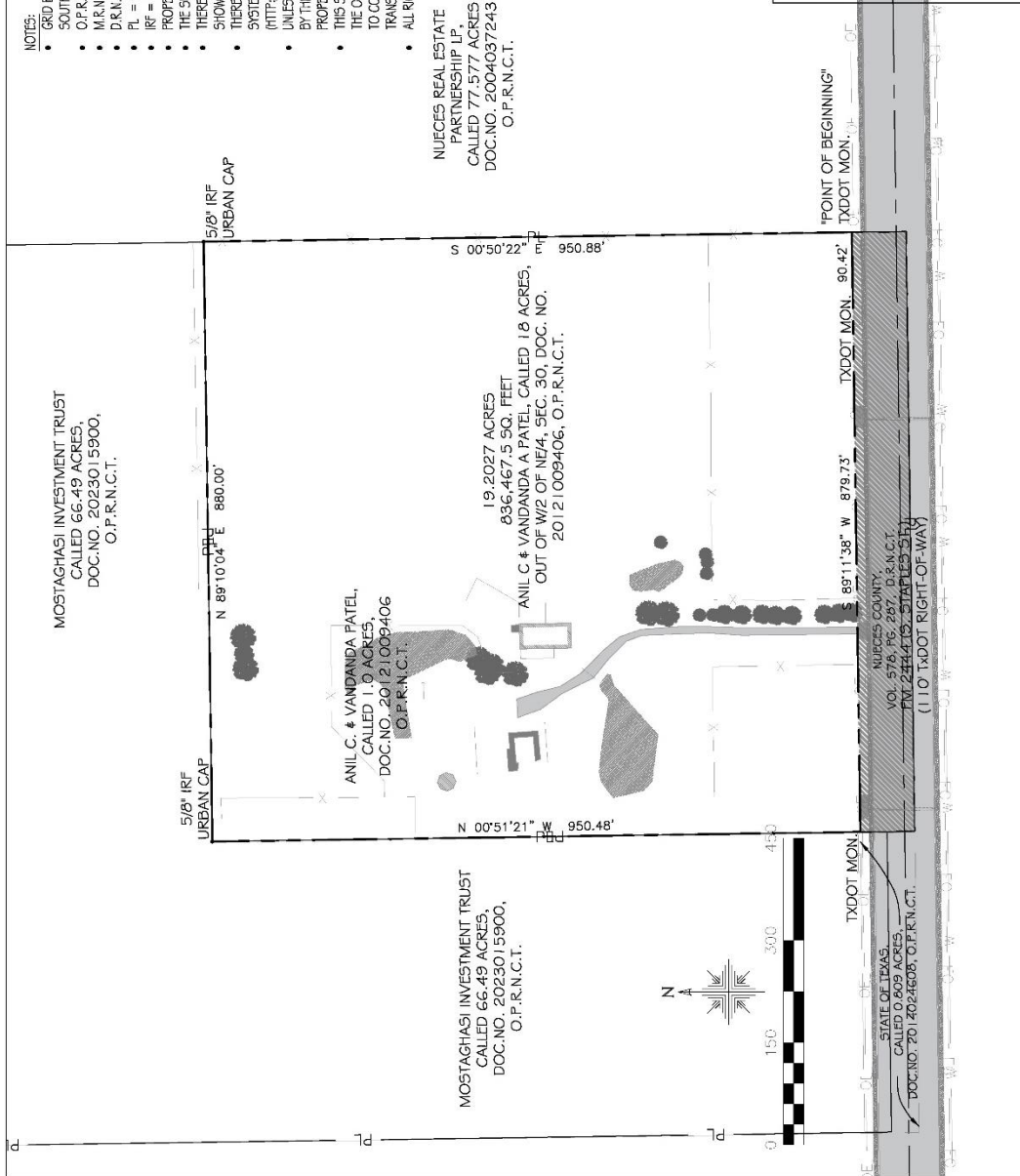
- GEO BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH ZONE 4205.
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS NUJECES COUNTY, TEXAS.
- M.R.N.C.T. = MAP RECORDS NUJECES COUNTY, TEXAS.
- D.R.N.C.T. = DEED RECORDS NUJECES COUNTY TEXAS.
- PL = DENOTES PROPERTY LINE.
- IRF = IRON ROD FOUND & TYPED.
- PROPERTY CORNERS NOTED.
- THE SUBJECT PROPERTY HAS ACCESS TO & FROM A PUBLIC ROADWAY.
- THERE MAY BE EXISTING UTILITIES & PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONECALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING EXCAVATIONS ON THIS PROPERTY. (HTT://TEXASONECALL.COM)
- UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT PERFORMED BY THE SIGNING SURVIVOR TO DETERMINE WHICH INSTRUMENTS, IF ANY, ARE AFFECTING THIS PROPERTY.
- THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF CURRENT PARTIES, AND CONTAINS THE ORIGINAL SIGNATURE IN BLUE INK. NO EXPRESSED OR IMPLIED LICENSE HAS BEEN CREATED TO COPY THIS SURVEY EXHIBIT, EXCEPT AS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, AND IS LIMITED TO SIX (6) MONTHS FROM THE DATE OF THIS SURVEY.
- ALL RIGHTS RESERVED © UCCI 3008, 2024.

NUJECES REAL ESTATE PARTNERSHIP LP,
CALLED 777.577 ACRES,
DOC.NO. 2004037243,
O.P.R.N.C.T.



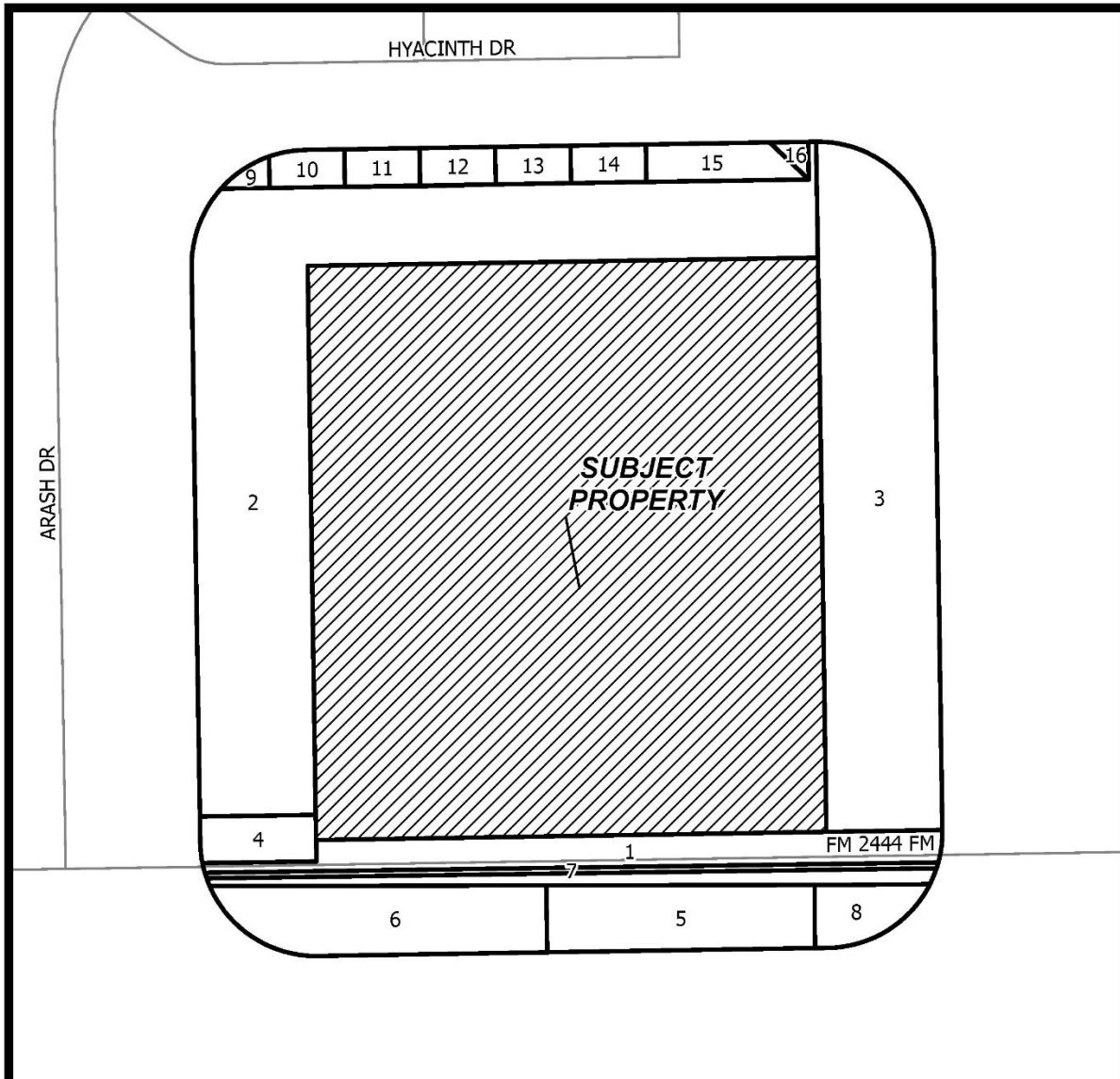
Xavier Sandoval
REGISTERED PROFESSIONAL LAND SURVIVOR
LICENSE NO. 5886, STATE OF TEXAS

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVIVOR OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION THIS THE 24TH DAY OF SEPTEMBER, 2024.



DRAWN BY: XDS		DATE: 06/24/2024
APPROVED: XDS		DATE: 06/24/2024
SCALE: 1" = 150'		PROJECT NO.: 24-1004
SURVEY OF 9.2027 ACRES (836,467.5 SQ. FEET), AS CONVEYED TO ANIL C. & VANDANDA A PATEL, W/2 OF NE/4, SEC. 30, DOC. NO. 20121009406, O.P.R.N.C.T.		
SURVEYING & MAPPING SERVICES		
Xavier D Sandoval SURVIVOR, Xavier D Sandoval & Associates, P.C. xavier@sandovalmail.com 320 S. WALNUT AVE., NEW PRAUNFELS, TX 76180		

(B) Existing Zoning and Notice Area Map



CASE: ZN8299 Zoning and 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
CJ 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

