

PLANNING COMMISSION FINAL REPORT

Case No. 1121-02

INFOR No. 21ZN1046

Planning Commission Hearing Date: November 10, 2021

Applicant & Legal Description	<p>Owner: V2 Ventures, LLC Applicant: V2 Ventures, LLC Location Address: 2601 London Pirate Road (County Road 33) Legal Description: 109.89-acre tract situated in the Cuadrilla Irrigation Company Survey No. 137, Abstract 579 and the I.&G.N.R.R. Survey No. 140, Abstract 612, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas, located at the northern end of London Pirate Road (County Road 33) and north of Farm to Market 43.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-6" Single-Family 6 District Area: 109.89 acres Purpose of Request: To allow for the construction of a single-family residential subdivision with approximately 270 units.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"OCL" Outside City Limits	Vacant	Medium Density Residential
	<i>North</i>	"OCL" Outside City Limits	Vacant	Drainage
	<i>South</i>	"RS-4.5" Single-Family 4.5 District	Vacant and Low Density Residential	Medium Density Residential
	<i>East</i>	"FR" Farm Rural District	Vacant and Public / Semi-Public	Government
	<i>West</i>	"RS-4.5" Single-Family 4.5 District	Vacant	Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the London Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC). City Council District: 3 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 2,250 feet of street frontage along County Road 33 which is designated as an "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
		London Pirate Road (County Road 33)	"C1" Minor Collector	60' ROW 40' paved	50' ROW 18' paved

Case Background: The rezoning case went to the Planning Commission in November of 2021. City staff and the applicant have since been coordinating the annexation process.

Staff Summary:

Development Plan: The subject property is 109.89 acres in size. The owner is proposing single-family residences.

Existing Land Uses & Zoning: The subject property is currently located outside of the City limits of Corpus Christi. To the north are properties that are also located outside of the City limits and Oso Creek. To the south and west are properties that were recently annexed into the City and zoned "RS-4.5" Single-Family 4.5 District. To the east is the J.C. Elliot Landfill zoned "FR" Farm Rural 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: 16-inch C900 line located along FM 43.

Wastewater: Access to the West Point Crossing Wastewater Lift Station 1106.

Gas: No gas access is located along the subject property.

Storm Water: Oso Creek is located to the north of the subject property.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the London Area Development Plan and is planned for Medium Density Residential use. The proposed rezoning to the "RS-6" Single-Family 6 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).

- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 6).
- 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. (Future Land Use, Zoning, and Urban Design Policy Statement 6).
- 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 the public health, safety, and welfare. (Future Land Use, Zoning, and Urban Design Policy Statement 6).
- 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, Zoning, and Urban Design Policy Statement 6).

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 (November 10, 2021):

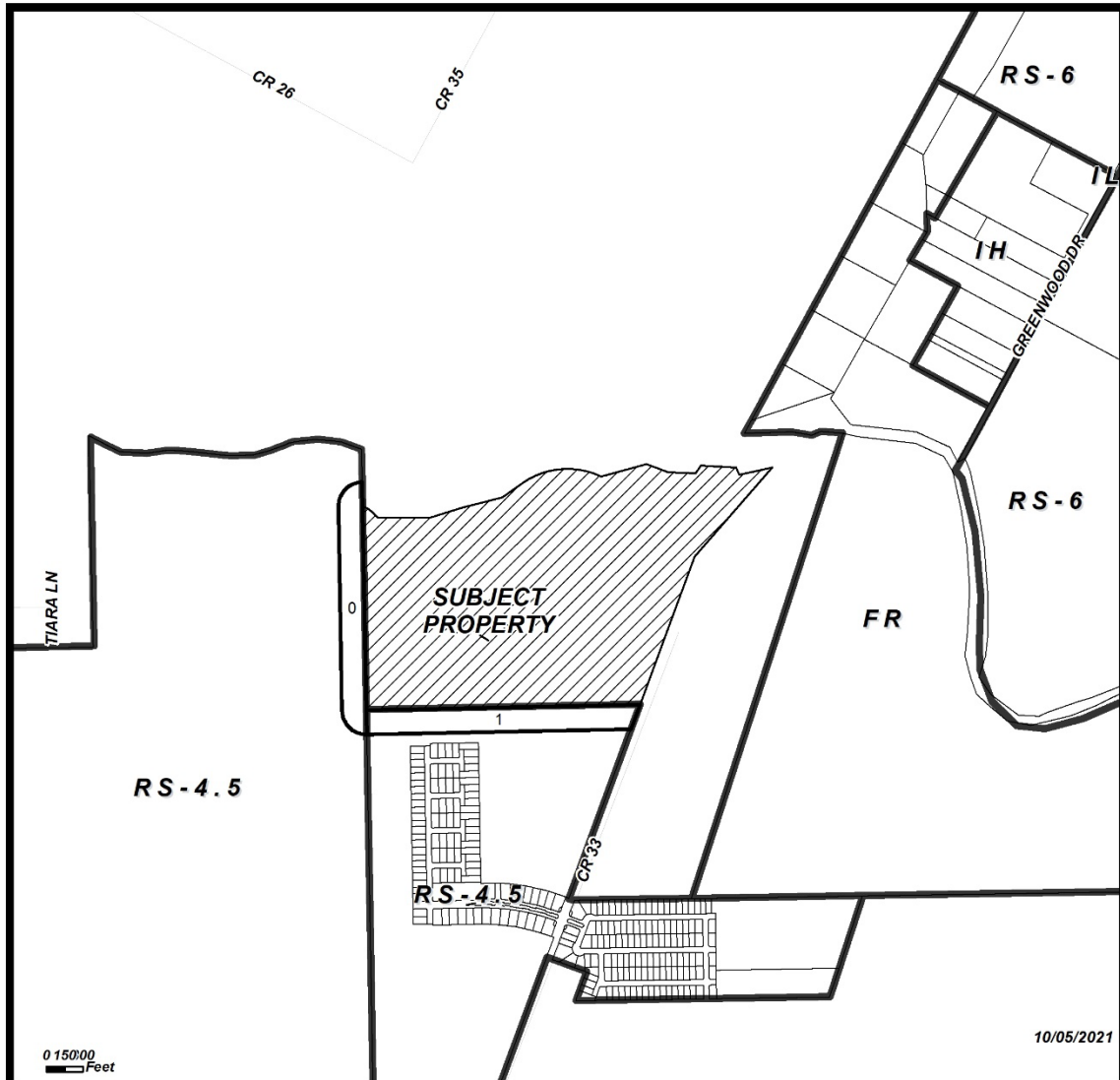
Approval of the zoning from the FR” Farm Rural District to the “RS-6” Single-Family 6 District.

Public Notification	Number of Notices Mailed – 2 within 200-foot notification area. 1 outside notification area
	<u>As of November 5, 2021:</u>
	In Favor – 0 inside notification area – 0 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.
*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)

ATTACHMENT A: LOCATION MAP (EXISTING ZONING AND NOTICE AREA)



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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
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

