

ZONING REPORT

Case 1023-02

Applicant & Subject Property

District: 3
Owner: LM & JM Investments LLC
Applicant: LM & JM Investments LLC
Address: Near the southwest corner of County Road 22 (CR-22) and County Road 49 (CR-49), located along the south side of CR-22, west of CR-49, and north of FM-2444 (Staples Street).
Legal Description: an 82.89-acre tract of land, and being part of Section 11, of the Laureles Farm Tract
Acreage of Subject Property: 82.89 Acres. Refer to the attached Metes & Bounds document (Attachment C).

Zoning Request

From: "FR" Farm Rural District.
To: "RS-22" Single-Family 22 Residential District.
Purpose of Request: To allow for a low-density residential subdivision development.

Land Development & Surrounding Land Uses

| | Zoning District | Existing Land Use | Future Land Use |
|--------------|---------------------------|--|-----------------|
| Site | "OCL" Outside City Limits | Vacant | No designation |
| North | "OCL" Outside City Limits | Vacant (Approved Preliminary Gemini Acres, northwest of the site) | No designation |
| South | "OCL" Outside City Limits | Vacant | No designation |
| East | "OCL" Outside City Limits | Vacant (Approved Charlotte Est.) | No designation |
| West | "OCL" Outside City Limits | Vacant | No designation |

Plat Status: The subject property is the site of the proposed London Ranch Estates Subdivision, whose preliminary and final plats were conditionally approved by Planning Commission on December 14, 2022 and February 22, 2023, pending annexation and rezoning.
Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None.
Code Violations: None.

Transportation and Circulation

| | Designation-Urban Street | Section Proposed | Section Existing |
|-------------------------------|---------------------------------|---|---------------------|
| County Road 22 (CR-22) | "A2" Secondary Arterial Divided | 4 Lanes, 100 Feet (Median/Turning Ln) | 2 Lanes, 65 Feet |

| County Road 20-A (CR-20A) | Designation-Urban Street | Section Proposed | Section Existing |
|--|--|---------------------|------------------|
| | "C3" Primary Collector | 4 Lanes, 75 Feet | Unbuilt |
| Transit: The Corpus Christi RTA does not provide service near the subject property; which is located outside City limits. | | | |
| Bicycle Mobility Plan: The subject property is approximately 5 miles east of the nearest mobility infrastructure along Oso Parkway. | | | |
| Utilities | | | |
| <p>Gas: None exists.</p> <p>Stormwater: The subject property will be developed with detention ponds. The Technical Review Committee accepted the applicant's proposal.</p> <p>Wastewater: None exists. The subject property is outside the current wastewater masterplan. Lots will be developed with OSSF (On-Site Sewage Facility).</p> <p>Water: The Technical Review Committee determined that construction will be required.</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>Area Development Plan (ADP): According to Plan CC the subject property is not located within an ADP; however, it is immediately south of the London Area Development Plan, which was adopted on March 17, 2020.</p> <p>Water Master Plan: No improvements have been proposed.</p> <p>Wastewater Master Plan: No improvements have been proposed.</p> <p>Stormwater Master Plan: No improvements have been proposed.</p> | | | |
| Public Notification | | | |
| Number of Notices Mailed | 7 within a 200-foot notification area | | |
| | 1 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 owner) | | |
| Public Hearing Schedule | | | |
| <p>Planning Commission Hearing Date: October 4, 2023</p> <p>City Council 1st Reading/Public Hearing Date: December 12, 2023</p> <p>City Council 2nd Reading Date: January 9, 2023</p> | | | |

Background:

The subject property is an 82.89-acre tract within the City's ETJ (Extra-Territorial Jurisdiction); approximately 4 miles outside of its western boundary. The parcel fronts the south side of

County Road 22 (CR-22) and the north side of County Road 20A (CR-20A), is west of County Road 49 (CR-49), and east of County Road 51 (CR-51).

The subject parcel is the site of the London Ranch Estates Subdivision conditionally approved by Planning Commission on February 22, 2023, pending annexation and rezoning. The tract is currently vacant, undeveloped, and surrounded by unincorporated parcels of similar character. East of the subject property is the site of the approved Charlotte Estates subdivision undergoing annexation and rezoning. North of the site is the southern boundary of the London Area ADP (Area Development Plan); and northwest of it is the approved preliminary Gemini Acres subdivision. To the west and south of the subject property are vacant and undeveloped tracts with no history with the City.

The subject property is part of an annexation case. Upon annexation, the applicant is requesting a change of zoning from the "FR" Farm Rural District to the "RS-22" Single-Family 22 District to allow a low-density residential development. The "FR" Farm Rural District permits 1 dwelling unit per 5 acres; while, the "RS-22" Single-Family 22 District allows 1.98 dwelling units per acre. The development will accommodate 108 lots with an average lot area of 25,935 square feet.

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

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

- *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.
 - Give 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 bike/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, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Promote and incentivize with both financial and non-financial incentives the location of new residential developments adjacent to and connected to existing developments.
 - Corpus Christi has well designed neighborhoods and built environments.
 - Encourage convenient access from medium-density residential developments to arterial roads.
 - Annexation plans provide for orderly growth and industrial agreements in the ETJ (Extra-Territorial Jurisdiction).
 - Support policies and regulations that ensure orderly development in annexed areas, as rapid orderly 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 development objectives of Corpus Christi and to achieve orderly growth.
- 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 municipal water supplies, wastewater, and storm drainage systems.
- Use annexation powers combined with minimum lot size in zoning and infrastructure policy and strategic city investments in infrastructure to promote orderly and efficient development in the city.

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

The Future Land Use Plan and Map, while an element of the City of Corpus Christi Comprehensive Plan, is established by the ADP, and supersedes the City’s Comprehensive Plan’s upon adoption. The subject property is outside any incorporated and unincorporated area-specific plan; therefore, has no assigned future land use.

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 many elements of the City of Corpus Christi Comprehensive Plan (Plan CC).
- The subject property is part of an owner-initiated petition to incorporate the subject parcel into the city’s limit, supported by the annexation framework established by the city, and that as situated can aid and facilitate orderly developments in a manner beneficial to governmental and non-governmental parties as growth and preferences are accommodated.
- In the absence of an area-specific plan, and being adjacent to the London Area, staff considered the London Area Development Plan’s vision, goals, and future land use patterns for consistency and the compatibility of the proposed development.
 - The southern boundary of the London Area, along CR-22 (County Road 22) from CR-51 (County Road 51) to the edge of the City, has a future land use designation of Medium-Density Residential; except for commercial where CR-22 encounters an arterial. For a coordinated development of the area, a similar use pattern should be mirrored to the south side of CR-22.
- The rezoning request will allow a low-density residential development of 108 lots with an average area of 26,154 square feet. The Unified Development Code requires 22,000 square feet at a minimum.
- The Technical Review Committee reviewed the subdivision plat map and made recommendations on the infrastructure necessary to support the development; including, the realignment of a proposed C3 class collector (identified as London Ranch Drive on the proposed plat map. See attachment B) that traverses the east side of the subject parcel to redistribute traffic onto County Road 22 and County Road 49.

Planning Commission and Staff Recommendation (October 4, 2023):

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 recommend **approval** of the change of zoning.

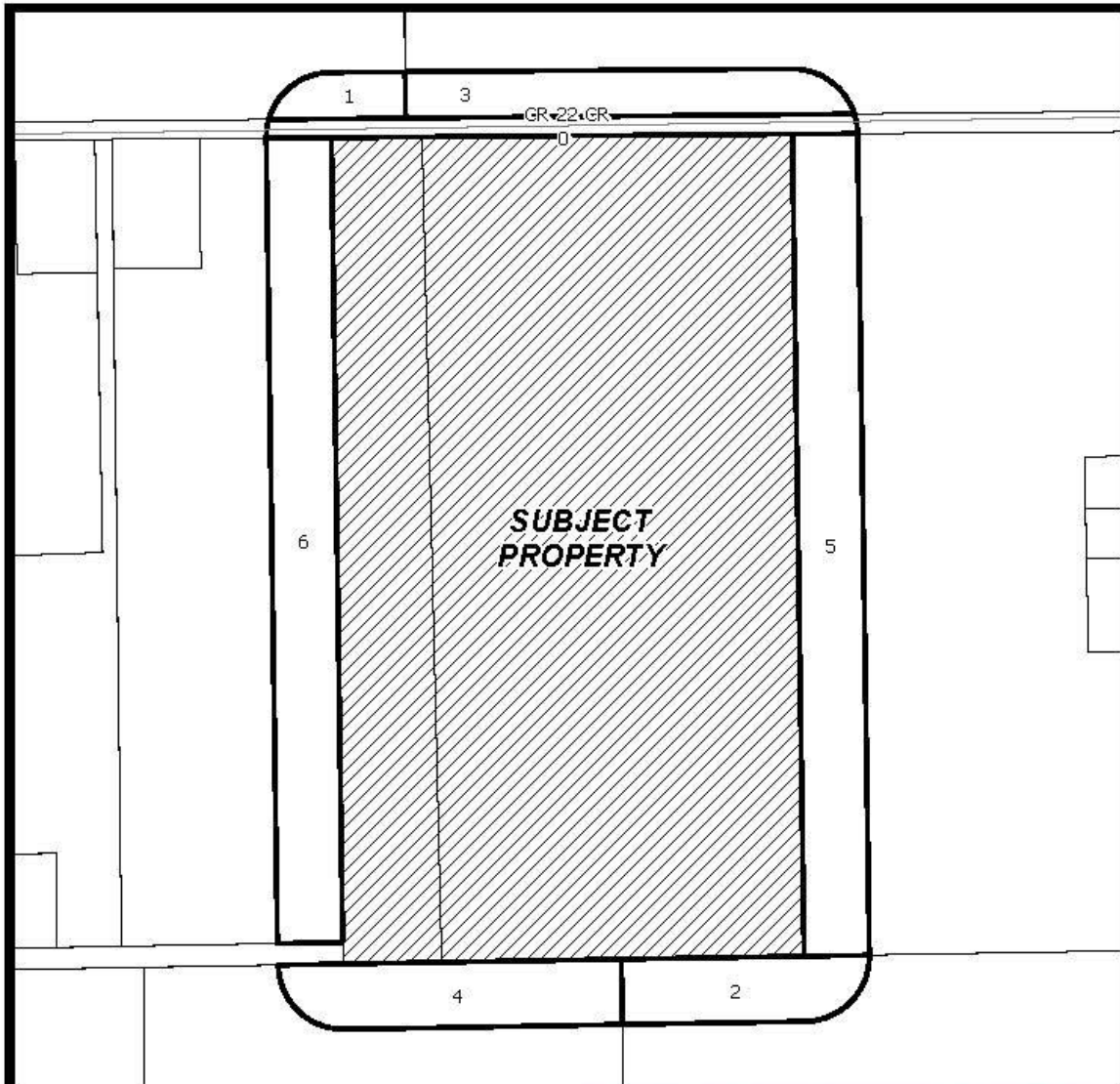
- The amendment requested, if approved, will not have a negative impact on the surrounding area. It is compatible with the surrounding uses and character of the area.
 - The proposed development promotes orderly development pattern. It is appropriate in size, scale, and layout; promoting a broader sense of neighborhood and community. It maintains the rural character of the surrounding that the nearby constituents value; the “single-family residences on large lots.”
 - The Charlotte Estates subdivision plat map, an approved “RS-15” Single-Family 15 residential subdivision to the east and undergoing annexation and rezoning, reveals lots similar in size to the subject subdivision.
 - Gemini Acres to the northwest, and several other unincorporated subdivisions within the neighborhood such as Nottingham Acres, Katherine Estates, and South Prairie Estates feature large lots with single-family use despite a medium-density residential future land use designation similar in lot size as well.

Attachments:

(A) Existing Zoning and Notice Area map, (B) London Ranch Estates Planning Commission Approved Tentative Subdivision Plat Map, (C) Metes and Bounds Description with Exhibit, (D) Surrounding Development Map Sketch

ATTACHMENTS:

(A)EXISTING ZONING AND NOTICE AREA



CASE: 1023-02
Zoning and notice Area

| | | | |
|-------|-------------------------|--------|---------------------------|
| RM-1 | Multi-Family 1 | IL | Light Industrial |
| RM-2 | Multi-Family 2 | IR | Heavy Industrial |
| RM-3 | Multi-Family 3 | PUD | Planned Unit Dev. Overlay |
| OM | Professional Office | RB-10 | Single-Family 10 |
| RM-40 | Multi-Family AT | RB-8 | Single-Family 8 |
| CM-1 | Neighborhood Commercial | RB-4.6 | Single-Family 4.6 |
| CM-2 | Neighborhood Commercial | RB-TF | Trailer-Family |
| CR-1 | Recreational Commercial | RB-16 | Single-Family 16 |
| CR-2 | Recreational Commercial | RE | Residential Estate |
| CO-1 | General Commercial | RS-TH | Townhouse |
| CO-2 | General Commercial | SP | Special Permit |
| CI | Intensive Commercial | RV | Recreational Vehicle Park |
| CBD | Community Commercial | RMH | Manufactured Home |
| CRS | Recreational Commercial | | |
| FR | Farm Rural | | |
| H | Historic Overlay | | |
| BP | Business Park | | |

Shaded Property
with 200' buffer
 Owners
 Interested
 Owners
 In Opposition



ATTACHMENTS:

(C) METES AND BOUNDS DESCRIPTION WITH EXHIBIT

LEGAL DESCRIPTION

82.89-ACRE TRACT PROPOSED REZONING

STATE OF TEXAS §

COUNTY OF NUECES §

Being an 82.89-acre tract of land, and being part of Section 11, of the Laureles Farm Tract, a subdivision recorded in Volume 3, Page 15 of the Map Records of Nueces County, Texas, also being all in the Rincon De Corpus Christi Grant, Abstract No. 411, Nueces County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING from a cotton spindle found in the centerline of the right-of-way of County Road 22, said cotton spindle being in the south line of a called 306.704-acre tract of land conveyed to Corpus Christi Island Apartment Villas Management Group, LLC, by deed recorded as Document No. 2022034325 of the Official Records of Nueces County, Texas,

THENCE South 0°50'10" East, at a distance of 19.04 feet pass a found 5/8-inch iron rod with cap marked "BASS & WELCH" marking the northwest corner of a called 80.00-acre tract of land conveyed to Superior H&H Development, LLC, as recorded in Document No. 2021010174 in the Official Public Records of Nueces County, Texas, and continuing for a total distance of 50.00 feet to a point having State Plane Coordinates: North 17,134,901.707, East 1,310,597.517, said point being the POINT OF BEGINNING and northeast corner of the herein described tract;


THENCE continuing with the west boundary line of the said 80.00-acre tract and the east boundary line of the herein described 82.89-acre tract, South 0°50'10" East for a distance of 2,553.67 feet to a point having State Plane Coordinates: North 17,132,348.309, East 1,310,634.782, said point being in the west boundary line of said 80.00-acre tract and being the southeast corner of the herein described tract;


THENCE with the south boundary line of the herein described 82.89-acre tract, South 89°14'41" West for a distance of 1,414.35 feet to a point having State Plane Coordinates: North 17,132,329.663, East 1,309,220.554 from which a found 5/8 inch iron rod with a cap marked "BRISTER" bears South 0°50'09" East, 13.50 feet, said point being in the east boundary line of a called 40.00-acre tract of land conveyed to Melissa Flores, as recorded in Document No. 2005039814 in the Official Public Records of Nueces County, Texas, said point also being the southwest corner of the herein described tract;

THENCE with the east boundary line of the said 40.00-acre tract and the west boundary line of the herein described 82.89-acre tract, North 0°50'09" West for a distance of 2,552.01 feet to a point having State Plane Coordinates: North 17,134,881.397, East 1,309,183.326 from which a found cotton spindle in the centerline of County Road 22 bears North 0°50'09" West, 50.00 feet, said point being the northwest corner of the herein described tract;

THENCE with the north boundary line of the herein described 82.89-acre tract, North 89°10'38" East for a distance of 1,414.34 feet to the POINT OF BEGINNING, containing in total 82.89-acre of land, more or less.

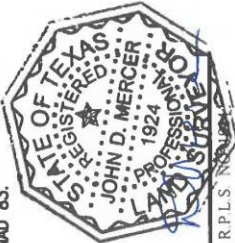
This survey description is based on a survey made under my supervision in February 2023. It is true and correct to the best of my knowledge and belief. Bearings and coordinates are based on the Texas State Plane Coordinate System, South Zone, NAD 83.


John D. Mercer, RPLS
john.mercer@lynnngroup.com
Texas No. 1924
Surveyor Firm No. 10116600
Date: August 30, 2023
Job No. 37003



PROPOSED REZONING
OF
LONDON RANCH ESTATES
82.89-ACRE TRACT
OF LAND

THE BOUNDARY SURVEY AS SHOWN HEREON IS
BASED ON A SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION IN FEBRUARY OF 2023
AND IT IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF. BEARINGS ARE
BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE, NAD 83.



JOHN D. MERCER, R.P.L.S. No. 1924

POINT TABLE

| | | |
|-----------|-----------------|----------------|
| POINT (1) | N: 17134801.707 | E: 1310597.517 |
| POINT (2) | N: 17132348.309 | E: 1310634.782 |
| POINT (3) | N: 17132329.663 | E: 1309220.554 |
| POINT (4) | N: 17134881.397 | E: 1309183.326 |

JOHNNY FERNANDEZ, ET AL
DOCUMENT NO. 2010045395
O.P.R.N.C. 10.10-ACRES

CL LEHMAN ENTERPRISES, LLC.
DOCUMENT NO. 2010016415
O.P.R.N.C.
356.985-ACRES

HOUSTON PIPE LINE COMPANY
DOCUMENT NO. 916681
O.P.R.N.C. 13.315-ACRES

MELISSA FLORES
DOCUMENT NO. 2005039814
O.P.R.N.C.
40.00-ACRES

LM & JM INVESTMENTS, LLC
DOCUMENT NO. 2020044490
O.P.R.N.C.
82.89-ACRES
LONDON RANCH ESTATES
SUBDIVISION

COPRUS CHRISTI ISLAND APARTMENT
VILLAS MANAGEMENT GROUP, LLC
DOCUMENT NO. 2022034325
O.P.R.N.C.
306.704-ACRES

FND. COTTON SPINDLE
BEARS N 0°50'10" W 50.00'
C.R. 22

PASS A FND. 5/8 I.R.
W/ CAP MARKED
"BASS & WELCH" AT
19.04'

SUPERIOR H & H
DEVELOPMENT, LLC.
DOCUMENT NO. 2021010174
O.P.R.N.C.
80.00-ACRES

FND. 5/8 I.R.
W/ CAP MARKED "BRISTER"
BEARS S 0°50'09" E 13.50'
S 89°14'41" W 1414.35'

JULIUS J. ZDANSKY
DOCUMENT NO. C-43688-2
W.P.R.N.C.
89.9-ACRES

JOHN D. MERCER & ASSOCIATES
CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM F-324
118 EAST MAIN STREET
EDNA, TX 77957
361-782-7121



ATTACHMENTS

(D) SURROUNDING DEVELOPMENT MAP SKETCH

