



AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council Meeting June 27, 2023
Second Reading Ordinance for the City Council Meeting July 18, 2023

DATE: June 27, 2023
TO: Peter Zanoni, City Manager
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Agape Ranch Petition for Annexation and Rezoning of 10.817 acres in the London Area

CAPTION:

Ordinance annexing approximately 10.817 acres of land into the territorial limits of the City of Corpus Christi and rezoning the annexed property at or near 2738 London Pirate Road (County Road 33) from the interim "FR" Farm Rural District to the "RS-6 Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication.

SUMMARY:

Upon request by the landowner, this ordinance annexes and rezones approximately 10.817 acres of land that will be developed as "Agape Ranch" subdivision with 24 single-family residential lots in the area south of Oso Creek, at the northeast end of London Pirate Road (formerly CR 33). Staff recommends approval of the annexation and zoning request.

BACKGROUND AND FINDINGS:

Description of the Request

The landowners of Agape Ranch requested annexation and rezoning of their land, being approximately 10.817 acres south of Oso Creek at the northeast end of London Pirate Road (formerly known as CR 33), and northeast of the London ISD schools. The proposed "RS-6" Single-Family 6 District zoning will provide a minimum lot size of 6,000 square feet. The current use of the land is farming with one resident. As required by State law for annexation, the subject property is contiguous to the current City limit line, which abuts the London Towne subdivision to the south and City-owned property to the east.

City Services to Subject Property

The landowner has agreed to a Municipal Service Plan Agreement with the City and the City Manager is authorized by City Charter to execute the agreement. The subject property is served by an existing 16-inch City water line in FM 43 and a future 8-inch City water line on the east boundary stubbing out from the London Towne subdivision. A City wastewater line will be available to the subject property through the London Towne subdivision to the south. No City gas lines are in the area. The developer will improve CR 33 to the rural standard established by the joint City/County Road improvement project in 2019. The proposed development does not

reach a threshold at which additional City Police substations, Fire stations, City Library, Health, Animal Control, or Parks and Recreation facilities are needed to serve the increased population that will occur over time with the annexation action. However, City Police and Parks and Recreation are currently analyzing options to provide increased service to both existing and future residents of the London area.

Analysis of the Request

Annexation:

To make a recommendation on the annexation, staff conducted an internal review with each City department responsible for providing services to determine any impact to operations and/or any need to expand City facilities. No City-funded expansions are determined to be necessary for the project. Other positive benefits to annexing the subject property are 1) gaining authority to prohibit the development of incompatible land uses through zoning - which protects property values and quality of life; 2) gaining authority to ensure development meets City standards in an area already served by City infrastructure; and 3) the authority to prohibit On-Site Sewage Facilities (septic systems) close to Oso Creek and its watershed when City wastewater lines are already available nearby.

Rezoning:

The subject property is located within the boundaries of the London Area Development Plan and the future land use designation for this property is “medium-density residential.” The proposed rezoning to the “RS-6” Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is compatible with neighboring properties and the surrounding area’s general character. The “London Towne” subdivision to the south is zoned “RS-4.5” Single-Family 4.5 District. No zoning exists to the north and City-owned land zoned FR exists to the east. This rezoning does not have a negative impact on the surrounding neighborhood.

Planning Commission Public Input and Hearing Process:

The number of Public Hearing Notices mailed:

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

Responses received as of May 23, 2023:

<u>In Favor</u>	<u>In Opposition</u>
0 inside notification area	1 inside notification area
0 outside notification area	0 outside notification area

Landowners in opposition total 1.18% of the land within the 200-foot notification area.

Public Hearing:

Following the public hearing held on May 17, 2023, the Planning Commission recommended approval of the requested zoning.

Past and Future/Potential Council Action Summary

The proposed annexation is contiguous to the City limits established with the approval of the London Towne subdivision annexation, which is located on both the east and west sides of London Pirate Road south and directly adjacent to the Agape Ranch subdivision. To develop lots connected to the City wastewater system rather than septic systems, a wastewater lift station was constructed in accordance with the City’s Wastewater Master Plan and approved by the City Council in May 2018. This wastewater lift station will provide service to the subject tract.

ALTERNATIVES:

Because of the positive benefits of annexation which are described in greater detail throughout other sections of this memo, the staff is providing no alternative to its recommendation to approve the owner's request for annexation.

FINANCIAL IMPACT:

The 24 single-family dwellings planned will be constructed over time as funding and donations are provided. The dwellings will then be used by Coastal Bend area foster families at the discretion of the Agape Ranch non-profit organization. Therefore, there will be no future ad valorem tax collection amount to compare financial impact with. Instead, the financial impact on the City will be 100% of the projected increase in annual General Fund Expenditures required for each dwelling unit constructed, occupied, and for which services are provided.

RECOMMENDATION:

Staff recommends approval of the annexation to support efficient land use where City utilities already exist and to exercise land use controls in this growing area of the community.

Staff also recommends approval of the zoning request to "RS-6" Single-Family 6 District allowing minimum lot sizes of 6,000 square feet.

The Planning Commission makes recommendations on zoning but not on annexation. At their May 17, 2023, meeting, after holding a public hearing, the Planning Commission recommended approval of the zoning request to the "RS-6" Single-Family 6 District.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Landowners' Petition for Annexation
Final Zoning Report of the Planning Commission
Presentation