



Agape Ranch Annexation and Rezoning Case #0423-03

10.817 acres in the London Area

Owner-petitioned annexation &
Rezoning request from "FR" Farm-Rural to "RS-6" Single-Family 6 District

City Council Presentation
June 27, 2023

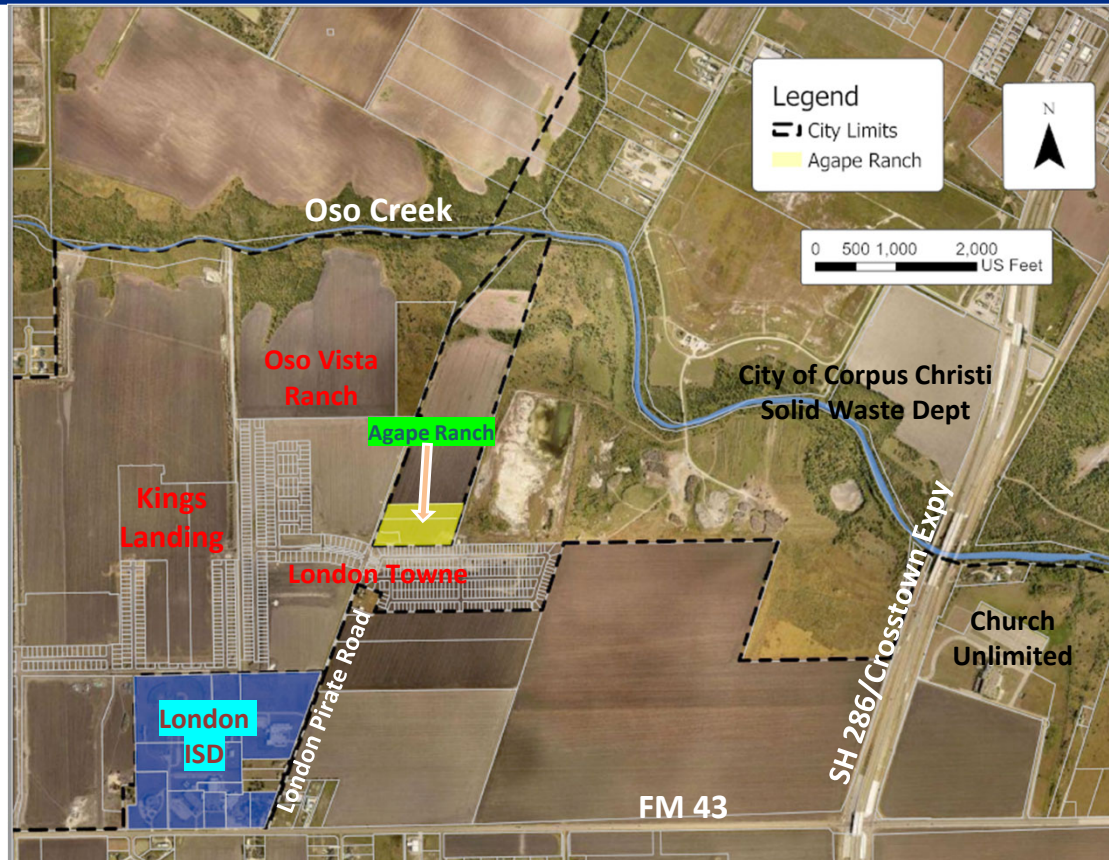


Annexation Background

- The Texas Local Government Code Section 43.028 allows a property owner to petition for annexation.
 - A petition requesting annexation was received from the local non-profit group Agape Ranch, landowners of the subject tract.
 - All public notice and service provider notice requirements for annexation and rezoning have been met.
 - Municipal Service Plan Agreement was developed
 - On May 17, 2023, the Planning Commission held a public hearing on the rezoning and recommended approval of the request.
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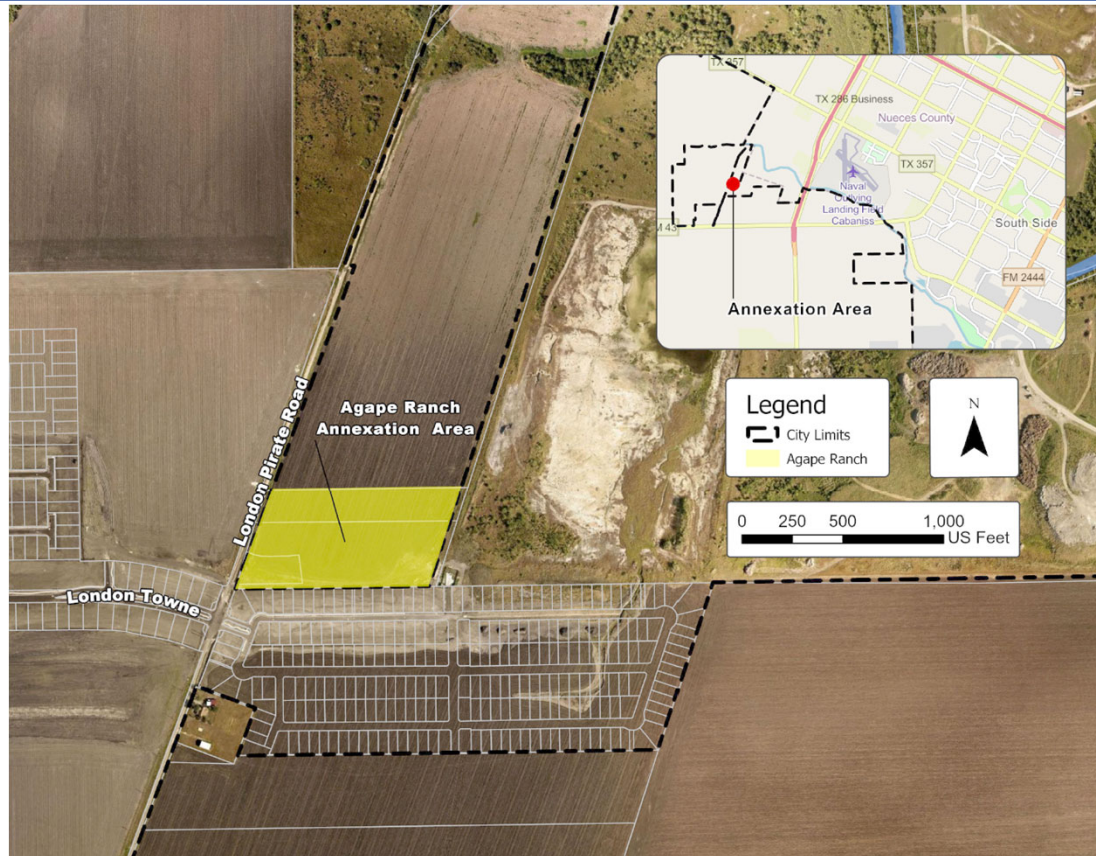


Location Map





Subject Property

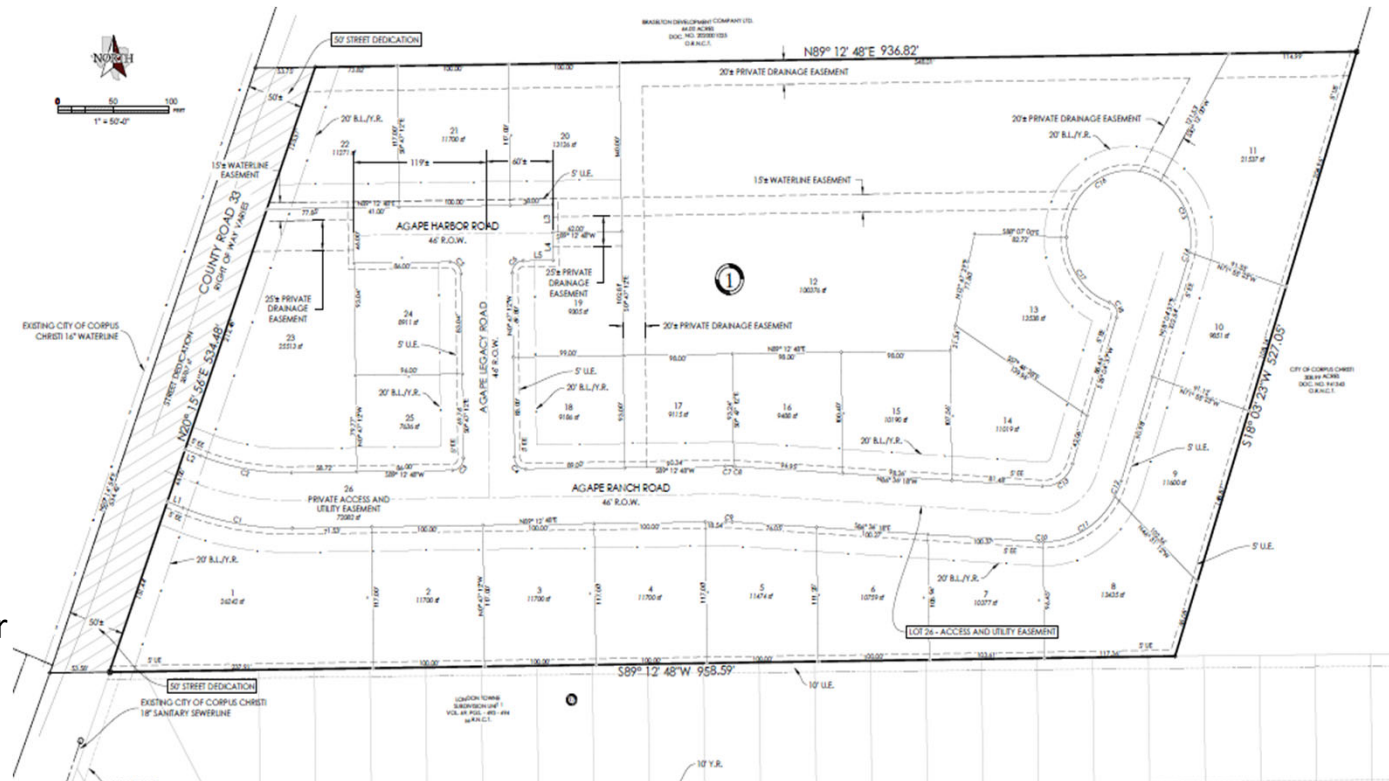




Proposed Development Plan

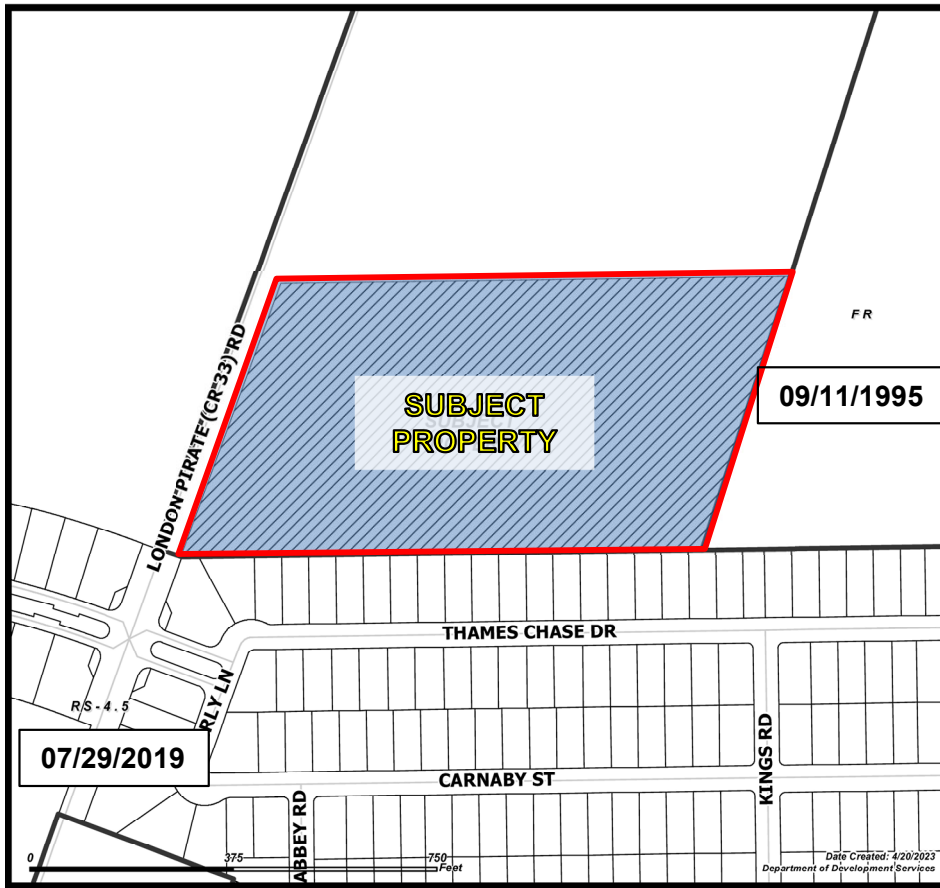
Agape Ranch Subdivision:

- ❖ Agape Ranch is a non-profit organization
- ❖ 10.817 acres
- ❖ “RS-6” District proposed
- ❖ 24 single-family dwellings will be constructed over time as donations permit
- ❖ Homes will be occupied by area foster families





Zoning and Land Use



Proposed Use:

To allow for a residential development.

Area Development Plan:

London Area Development Plan (March 17, 2020)

Future Land Use Map:

Medium-density residential

Existing Zoning:

Interim "FR" Farm Rural (Est. upon annexation)

Adjacent Land Uses:

- North: Vacant, "OCL" (Outside City Limits)
- South: Residential, Zoned: "RS-4.5"
- East: Government, Zoned: "FR"
- West: Residential, Zoned: "RS-4.5"



Public Notification

- 49 Notices mailed inside 200' buffer
- 4 Notices mailed outside 200' buffer

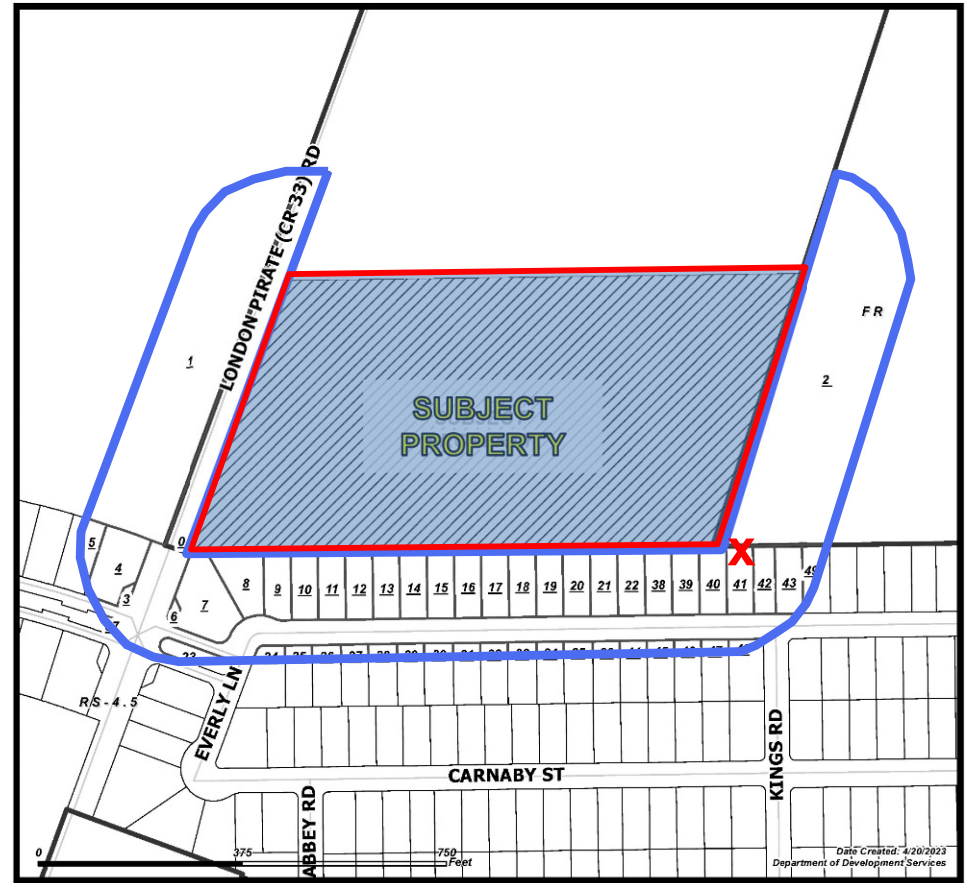
Notification Area



Opposed: 1 (1.18%)
Separate Opposed Owners



In Favor: 0 (0.00%)





Rezoning Analysis and Recommendation

- 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.
- The "FR" district allows low-density uses and the "RS-6" district allows medium-density uses.
- The proposed rezoning will not have any adverse impact on the surrounding uses. The requested use is compatible with the adjacent land uses.
- The development is appropriately sited and contains features that will contribute to and promote a neighborhood consistent with the ADP (Area Development Plan).

Recommendation:

Planning Commission and Staff recommend **approval** of the change of zoning from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District.



Staff Recommendation

Approval of the requested annexation and rezoning.
