

ZONING REPORT

Case 0923-01

Applicant & Subject Property			
District: 3 Owner: Superior H & H Development LLC Applicant: Superior H & H Development LLC Address: None. It is located near CR-22 (County Road 22) and CR-49 (County Road 49), along the west side of CR-49 (County Road 49) and south of CR-22 (County Road 22). Legal Description: 80 Acres out of Section 11, Laureles Farm Tracts. Acreage of Subject Property: 80 Acres. Refer to the attached Metes and Bounds Description with exhibit (Attachment B). Pre-Submission Meeting: July 19, 2023			
Zoning Request			
From: "FR" Farm Rural District To: "RS-15" Single-Family 15 District Purpose of Request: To allow for a low-density single-family residential subdivision development.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural District	Vacant	No Designation
North	"OCL" Outside City Limits	Vacant	No Designation
South	"OCL" Outside City Limits	Vacant	No Designation
East	"OCL" Outside City Limits	Vacant	No Designation
West	"OCL" Outside City Limits	Vacant	No Designation
Plat Status: The Charlotte Estates preliminary plat was approved by the Planning Commission on December 8, 2021, and the final plat on April 6, 2023. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None. Code Violations: None.			
Transportation and Circulation			
	Designation-Urban Street	Section Proposed	Section Existing
CR-22 (County Rd 22)	"A2" Secondary Arterial Divided	4 Lanes, 100 feet	2 Lanes, 65 feet
	Designation-Urban Street	Section Proposed	Section Existing
CR-49 (County Rd 49)	"A2" Secondary Arterial Divided	4 Lanes, 100 feet	2 Lanes, 50 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 to the subject property. The subject property is outside city limits.			
Bicycle Mobility Plan: The subject property is approximately 4 miles east of the nearest mobility infrastructure along Oso Parkway.			
Utilities			
<p>Gas: None exists.</p> <p>Stormwater: None exists. The Technical Review Committee determined that construction will be required.</p> <p>Wastewater: None exists. The subject property is outside the current wastewater master plan. The lots will be developed with OSSF (On-site Sewage Facility).</p> <p>Water: None exists. 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 ADP (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	10 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: September 20, 2023</p> <p>City Council 1st Reading/Public Hearing Date: December 12, 2023</p> <p>City Council 2nd Reading Date: January 9, 2024</p>			

Background:

The subject property is an 80-acre, undeveloped and vacant, parcel located outside the City's limits. It is immediately south of the London Area; east of CR-49 (County Road 49) and south

of CR-22 (County Road 22). Refer to the attached Existing Zoning and Notice Area map. A Planning-Commission-approved land subdivision, Charlotte Estates Subdivision request, is attached to the subject parcel.

To the north of the subject property and CR-22 is part of the unincorporated London Area. To the west of the subject property is the approved London Ranch Estates subdivision, a low-density residential development undergoing annexation and rezoning. The properties to the west, north, and south of the subject property are also "OCL" Outside City Limits, undeveloped, and vacant.

The applicant is requesting a change of zoning from the "FR" Farm Rural District granted upon annexation, to the "RS-15" Single-Family 15 District for a single-family residential subdivision with 110 lots ranging from approximately half-an-acre to nearly an acre in size.

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).
- 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 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 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.
 - The approved Charlotte Estates land subdivision request is attached to the subject parcel.
- The proposal, if approved, will sustain the "single-family residences on large lots" pattern that the nearby constituents value, and features elements of interconnectedness as Plan CC recommends.

Planning Commission and Staff Recommendation (September 20, 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 to the zoning map, requested by the applicant, will not have a negative impact on nearby properties and to the character of the surrounding area.
 - The subdivision map submitted and approved by Planning Commission features 110 lots approximately half-acre to nearly an acre in size; and matches the surrounding development pattern.

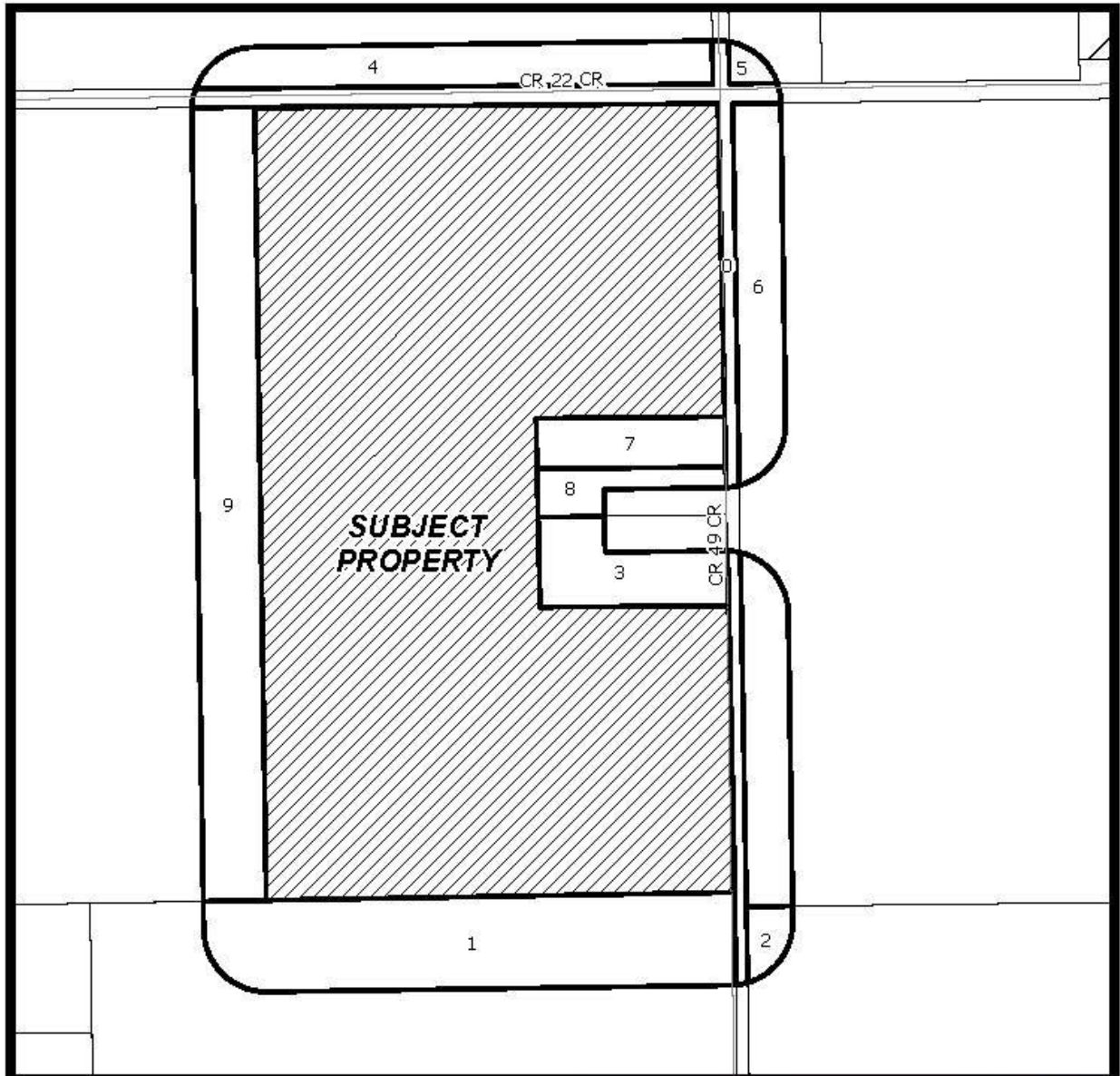
- Numerous large lots with single-family use have a Medium-Density Residential future land use designation such as the nearby low-density subdivisions of Nottingham Acres, Katherine Estates, and South Prairie Estates that are not incorporated into the City.
- With much growth occurring in the London Area and its vicinity, petitions for annexation, and proposals are assessed by the Technical Review Committee for suitability. The Technical Review Committee reviewed the applicant's proposal, assessed its infrastructural needs, and recommended the improvements necessary to support the development.

Attachments:

(A) Existing Zoning and Notice Area map, (B) Metes and Bounds Description with Exhibit

ATTACHMENTS:

(A) EXISTING ZONING AND NOTICE AREA



CASE: 0923-01
Zoning and notice Area

RM-1	Multi-Family 1	IL	Light Industrial
RM-2	Multi-Family 2	IH	Heavy Industrial
RM-3	Multi-Family 3	PUD	Planned Unit Development Overlay
OM	Professional Office	RB-10	Single-Family 10
RM-AT	Multi-Family AT	RB-8	Single-Family 8
CM-1	Neighborhood Commercial	RB-4.5	Single-Family 4.5
CM-2	Neighborhood Commercial	RB-TF	Tri-Family
CR-1	Resort Commercial	RB-16	Single-Family 16
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RB-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Community Commercial	RV	Recreational Vehicle Park
CB2	Community Commercial	RMH	Manufactured Home
CR-S	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer
 Owners Interior
 Owners with 200' Easement attached ownership table
 Owners in opposition



ATTACHMENTS:

(B) METES AND BOUNDS DESCRIPTION WITH EXHIBIT

MURRAY BASS, JR., P.E., R.P.L.S.
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Corpus Christi, TX 78466-6397

December 3, 2020
20039-M&B.doc

STATE OF TEXAS §

COUNTY OF NUECES §

Description of an 80.000 acre tract of land, more or less, a portion of the northeast quarter, Section 11, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas, and also being a portion of a 169.367 acre tract of land described by deed recorded at Document No. 2020044490, Official Records of said county, said 80.000 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set at the point of intersection of the west right-of-way line of County Road 49 (a 40' wide right-of-way) and the south right-of-way line of County Road 22 (a 40' wide right-of-way) for the northeast corner of the tract herein described;

THENCE along said west right-of-way line of County Road 49, being along a line 20' west of and parallel to the centerline of County Road 49, the common line between said Section 11 and Section 10, said Laureles Farm Tracts, S00°49'41"E 1019.94' to a 5/8" iron rod found at the point of intersection of said west right-of-way line of County Road 49 and the north boundary line of a 2.165 acre tract of land described by deed recorded at Document No. 2019010191, said official records and Document No. 2020025660, said official records, for central east corner of the tract herein described;

THENCE along said north boundary line of 2.165 acre tract S89°13'28"W 579.91' to a 5/8" iron rod with cap labeled "Frontier Surveying" found for the northwest corner of said 2.165 acre tract and central interior corner of the tract herein described

THENCE along the west boundary line of said 2.165 acre tract, along a portion of the west boundary line of a 4.33 acre tract of land described by deed recorded at Document No. 2016049868, said official records and along the west boundary line of a 3.93 acre tract of land described by deed recorded at Document No. 2016049869, said official records, S00°46'57"E 599.99' to a 5/8" iron rod found for the southwest corner of said 3.93 acre tract and interior central corner of the tract herein described;

THENCE along the south boundary line of said 3.93 acre tract N89°13'27"E 580.39' to a 5/8" iron rod with cap labeled "Frontier Surveying" found in said west right-of-way line of County Road 49 for central easterly corner of the tract herein described;

THENCE S00°49'41"E 980.50' along said west right-of-way line of County Road 49, being along a line 20' west of and parallel to the common boundary line between said Sections 10 and 11 to a 5/8" iron rod with cap labeled "Brister Surveying" found for the southeast corner of the tract herein described;

THENCE S89°11'07"W 1473.82' along the north right-of-way line of a county road right-of-way 40' in width, possibly County Road 20A, being along a line 20' north of and parallel to the common line between the north half of said Section 11 and the south half of said Section 11, to a 5/8" iron rod set for the southwest corner of the tract herein described;

EXHIBIT "A"

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Metes and Bounds Description, 80.000 Acre Tract, December 3, 2020, Continued;

THENCE thru said northeast quarter of Section 11 N00°49'41"W 2600.87' to a point in said south right-of-way line of County Road 22 for the northwest corner of the tract herein described;

THENCE along said south right-of-way line of County Road 22, being along a line 20' south of and parallel to the centerline of County Road 22, being along a line 20' south of and parallel to the common boundary line between said Section 11 and Section 2 of said Laureles Farm Tracts, N89°12'10"E 1473.82' to the **POINT OF BEGINNING**.



Nixon M. Welsh
Nixon M. Welsh, R.P.L.S.

EXHIBIT "A"

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