



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 03/07/23
Second Reading Ordinance for the City Council Meeting 03/21/23

DATE: March 7, 2023
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 2601 London Pirate Road (County Road 33)

CAPTION:

Zoning Case No. 1121-02, V2 Ventures, LLC.: (District 3) Ordinance zoning property at or near 2601 London Pirate Road (County Road 33), located at the northern end of London Pirate Road (County Road 33) and north of Farm to Market 43, from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District.

SUMMARY:

The purpose is for the construction of a single-family residential subdivision with approximately 270 units. The subject property is being annexed. The maximum potential buildout is 638 single-family homes.

BACKGROUND AND FINDINGS:

The subject property is 109.89 acres in size. 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.

Conformity to City Policy

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 is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties. The future land use map designates the subject property as a Medium Density Residential use. The density is between 4 to 13 dwelling units per acre. The maximum potential buildout is 638 single-family homes.

Public Input Process

Number of Notices Mailed
2 within 200-foot notification area
1 outside notification area

As of January 24, 2023:

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 200-foot notification area* is 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

ALTERNATIVES:

1. Denial of the zoning to the "RS-6" Single-Family 6 District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the zoning to the "RS-6" Single-Family 6 District on November 10, 2021.

Vote Count:

For: 8

Opposed: 0

Absent: 1

Abstained: 0

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report