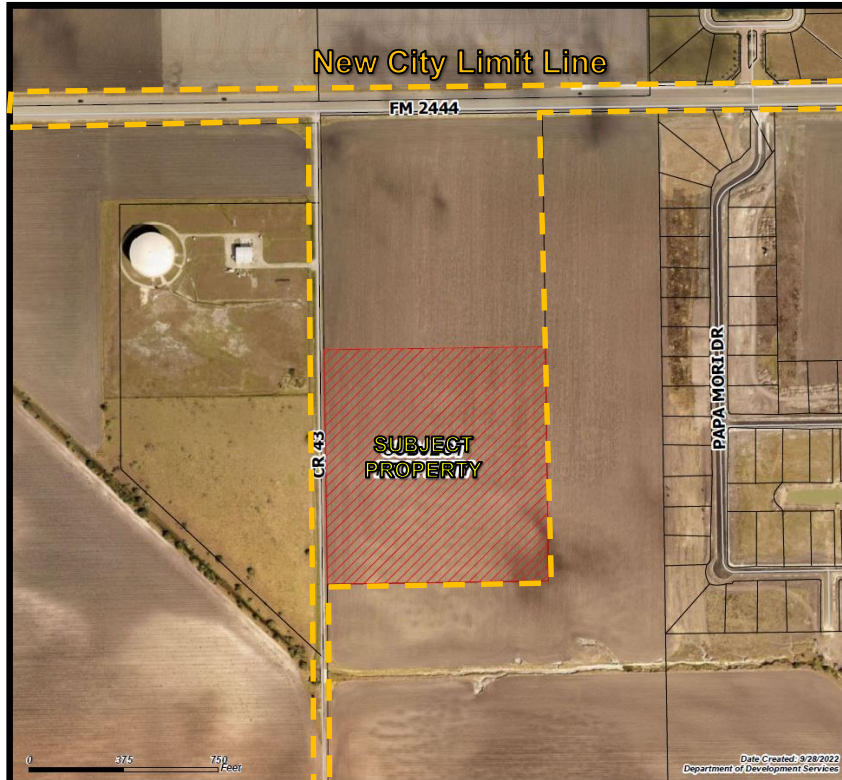
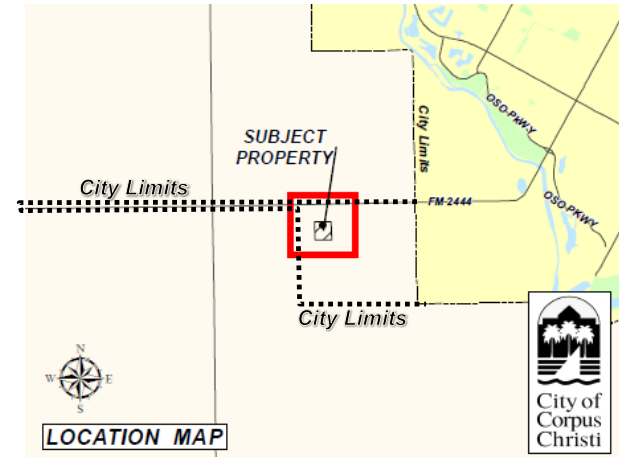


Zoning Case 1022-05



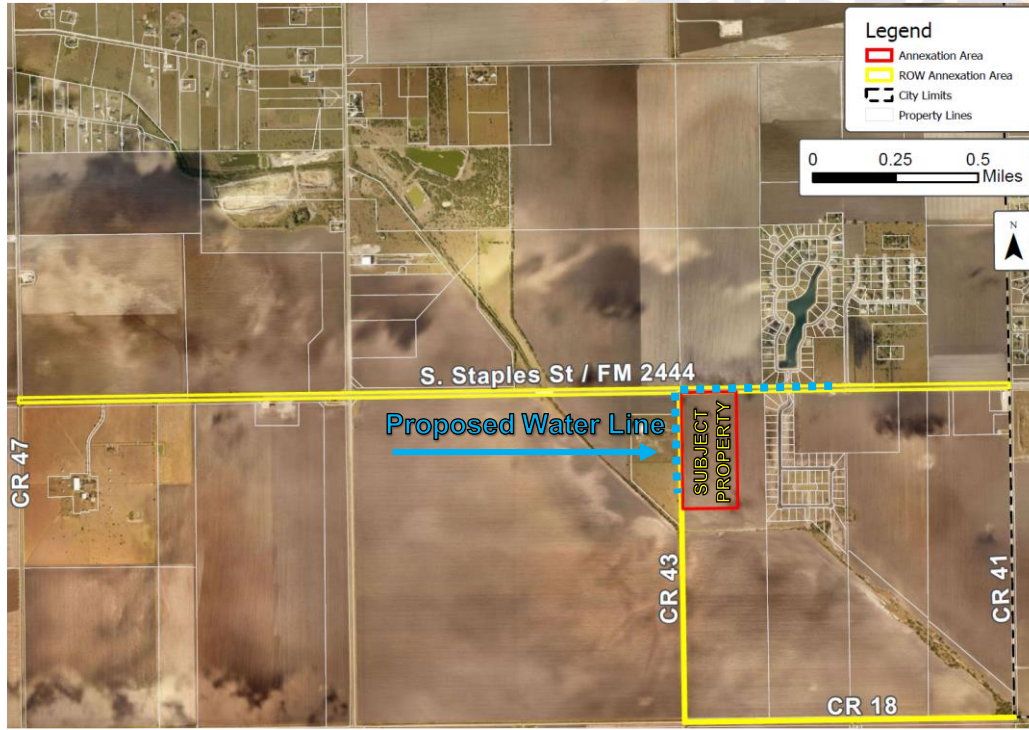
Cypress Point Capital, LLC.
DISTRICT 5

**Rezoning for a property at
FM 2444 and CR 43
From "FR" to "RS-22"**



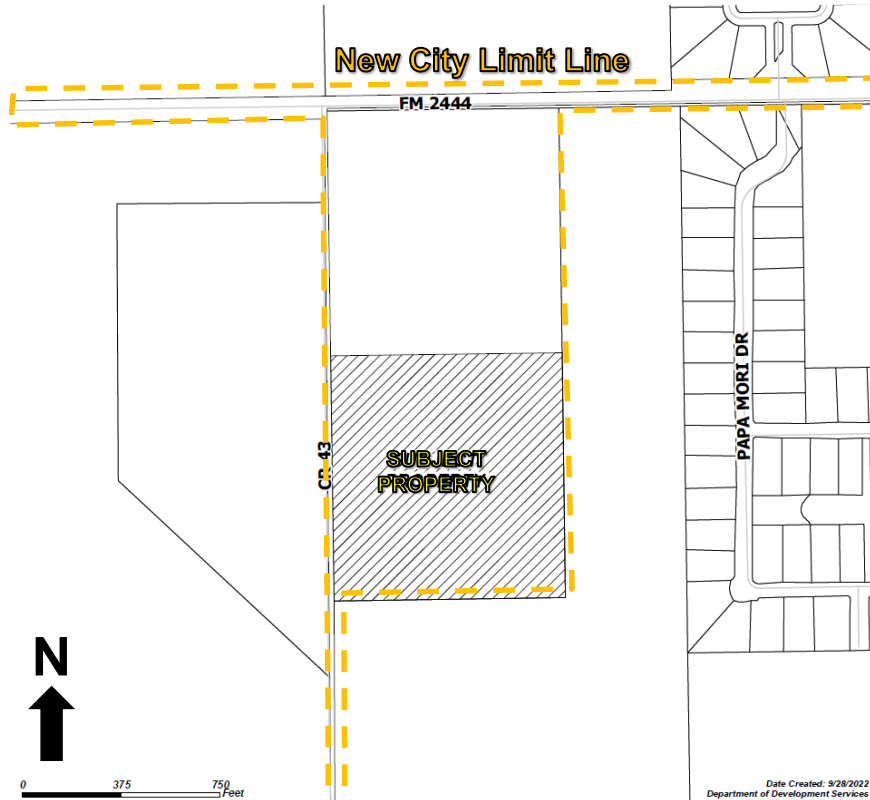
City Council
January 24, 2023

Recent Activity



- The recently annexed subject property and adjacent properties will be served by a 12-inch water line along County Road 43 and Farm-to-Market Road 2444.
- Council recently approved a \$471,488 reimbursement for the construction of the 12-inch water line.
- The ½ acre single-family lots will be served by septic tanks.

Zoning and Land Use



Proposed Use:

Half-acre single-family residential subdivision
(Caroline Heights Subdivision)

Area Development Plan:

London (Adopted March 17, 2020)

Future Land Use Map:

Medium Density Residential

Existing Zoning:

“FR” Farm Rural District

Adjacent Land Uses:

- North: Vacant (Zoned: OCL)
- South: Vacant (Zoned: OCL)
- East: Vacant (Zoned: OCL)
- West: Public/Semi-Public (Zoned: OCL)

Public Notification

3 Notices mailed inside 200' buffer
3 Notice(s) mailed outside 200' buffer

Notification Area

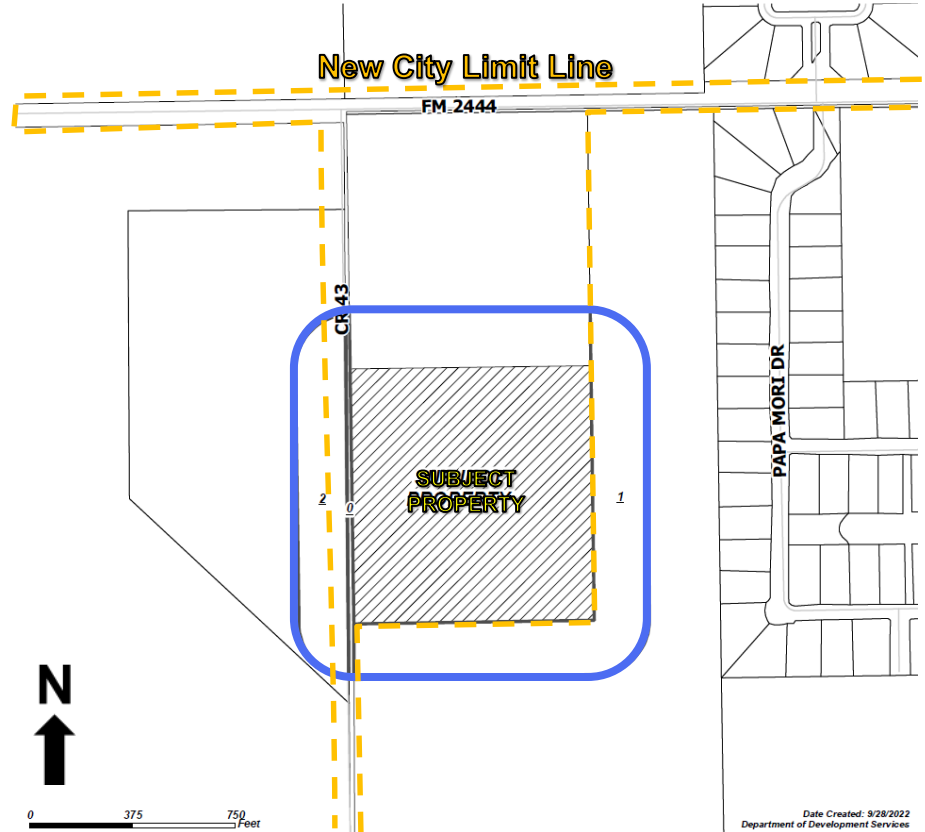
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



Analysis And Recommendation

- The proposed rezoning is consistent with the Future Land Use Map and is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.
- The proposed development is compatible with the surrounding uses.
- The subject property has recently completed the annexation process and is also known as Caroline Heights.

PLANNING COMMISSION AND STAFF RECOMMENDATION:

Approval of the rezoning request from “FR” Farm Rural District to the “RS-22” Single-Family 22 District