

ZONING REPORT

Case # 0423-03

Applicant & Subject Property			
City Council District: District 3. Owner: Agape Ranch Applicant: Agape Ranch Address: A property at or near FM 43 (Farm to Market Road 43) and London Pirate Road (County Road 33), located along the east side of London Pirate Road (County Road 33), south of Oso Creek, and north of FM 43 (Farm to Market Road 43). Legal Description: 3.47 Acres out of Lot 5, Block D, Laureless Farm Tracts; 7 Acres out of Lot 5, Block D, Laureless Farm Tracts; and 1 Acre out of Lot 5, Block D, Laureless Farm Tracts. Acreage of Subject Property: 11.47 acres.			
Zoning Request			
From: "FR" Farm Rural District (established upon annexation) To: "RS-6" Single-Family 6 District Purpose of Request: To allow medium-density residential development.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	Interim "FR" Farm Rural (est. upon annexation)	Vacant	Medium-Density Residential
North	"OCL" (Outside City Limits)	Vacant	Medium-Density Residential
South	"RS-4.5" Single-Family 4.5	Vacant, Low-Density Residential (London Towne Unit 1)	Medium-Density Residential
East	"FR" Farm Rural	Government	Government
West	"RS-4.5" Single-Family 4.5	Vacant, Low-Density Residential (London Towne Unit 1)	Medium-Density Residential
Plat Status: Not platted. The preliminary plat was approved on September 7, 2022 Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None. Code Violations: None.			
Transportation and Circulation For <i>London Pirate Road (County Road 33)</i>			
London Pirate Road (County Road 33)	Designation-Urban Street	Section Proposed	Section Existing
	"C1" Primary Collector	2 Lanes, 60 feet	2 Lanes, Width varies. 40 feet (at property frontage)

Transit: The Corpus Christi RTA does not provide service to the subject property.	
Bicycle Mobility Plan: The subject property is approximately 3 miles west and south of any proposed mobility infrastructure.	
Utilities	
<p>Gas: A 4" PE active distribution gas line exists along the west side of London Pirate Road (County Road 33).</p> <p>Stormwater: None exist.</p> <p>Wastewater: An 18" PVC wastewater line exists along London Towne Boulevard with a stub-out at the east side of London Pirate Road (County Road 33).</p> <p>Water: A 16" PVC water transmission line exists along the west side of London Pirate Road (County Road 33).</p>	
Corpus Christi Comprehensive Plan	
<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 located within the London Area Development Plan (Adopted on March 17, 2020).</p> <p>Water Master Plan: A 16" water line has been proposed along London Pirate Road (County Road 33) from FM-43 (Farm to Rural 43 Road) to Oso Creek.</p> <p>Wastewater Master Plan: An 18" line has also been proposed through the London Towne Unit 1 subdivision, east to west, along the north side of Thames Chase Drive. A 16" PVC line is under construction at the tract east of the subject property.</p> <p>Stormwater Master Plan: No improvements have been proposed.</p>	
Public Notification	
Number of Notices Mailed	<ul style="list-style-type: none"> • 49 within a 200-foot notification area • 4 outside 200-foot notification area
In Opposition	<ul style="list-style-type: none"> • 0 inside the notification area • 0 outside the notification area
Public Hearing Schedule	
<p>Planning Commission Hearing Date: May 17, 2023</p> <p>City Council 1st Reading/Public Hearing Date: June 27, 2023</p> <p>City Council 2nd Reading Date: July 18, 2023</p>	

Background:

The subject property is an 11.47-acre tract of land in the London Area; within the extra-territorial jurisdiction of the city bounded by the Oso Creek to the north, FM 763 (Farm to Market Road 763) to the east, and County Road 18 to the south. The property is located along the east side of London Pirate Road (County Road 33), immediately north and west of the City's limit, north of FM 43 (Farm to Rural Road 43), and south of Oso Creek.

The applicant is seeking to develop the subject property into a residential subdivision and requested on June 13, 2022 that the City annex their property by petition. The London Area is the only “OCL” (Outside City Limits) area with a development plan due to its anticipated growth. The “FR” Farm Rural District has a minimum 5-acre lot requirement, while the “RS-6” Single-Family 6 District requires a minimum lot size of 6,000 square feet.

The subject property is vacant and outside of the City’s boundaries. North of the subject property is a vacant “OCL” (Outside City Limits) tract of land. To the west and south is the London Towne Unit 1 subdivision that is zoned “RS-4.5” Single-Family 4.5 and has a low-density residential use. East of the subject property is the J.C. Elliott Collection Center zoned “FR” Farm Rural District.

The preliminary plat approved by Planning Commission on September 7, 2022, Agape Ranch Unit 1, lays out a residential development characterized by 26 large lots and an approximately 2-1/4- acre open space.

Comprehensive Plan Consistency:

The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers of the Comprehensive Plan (Plan CC):

- 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.
 - Consider 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 bicycle/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 areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Annexation plans provide for orderly growth:
 - Support policies and regulations that ensure orderly development in annexed areas, as rapid unordered 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 developmental objectives of Corpus Christi and to achieve orderly growth.
 - Land should be annexed so that all structures are constructed in accordance with building, plumbing, electrical, and other city codes, which are designed to ensure public health, safety, and welfare.
 - Annexation should occur so that impacted areas benefit from public health programs, zoning laws, police, and fire protection, and so that new

developments may be planned and linked to the municipal water supplies, wastewater, and storm drainage systems.

- Use annexation power combined with minimum lot size in zoning and infrastructure policy and strategic city investments in infrastructure to promote order and efficient development in the ETJ.
- London Area Development Plan:
 - Maintain and encourage a tight-knit community character that features large residential lots, low levels of development, and open spaces.
 - Promote sustainable growth.

Future Land Use Map Consistency:

The proposed rezoning is consistent with the Future Land Use Map for the London Area.

- Designated Future Land Use: Medium-Density Residential.

Staff Analysis:

“While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). 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 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, 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 property is bounded to the south and west by the London Towne Unit 1 subdivision. North of the subdivision is a recently annexed property that is zoned “RS-6” Single-Family 6 District.
- The development is appropriately sited and contains features that will contribute and promote the neighborhood consistent with the ADP (Area Development Plan).

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, staff recommends approval of the change of zoning.

Staff Recommendation: Approval of the change of zoning from the interim “FR” Farm Rural District established upon annexation to the “RS-6” Single-Family 6 District.

Attachment: Existing Zoning and Notice Area map.

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA

