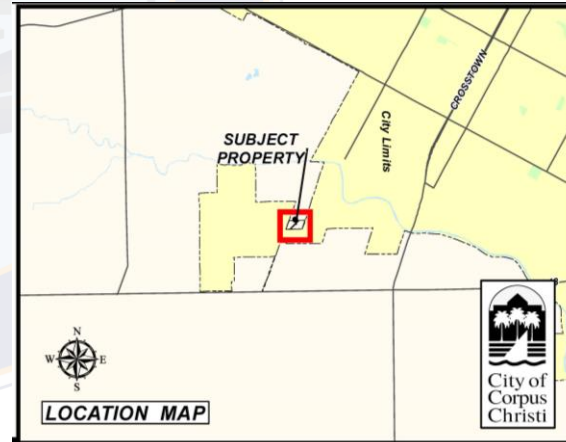


Zoning Case 0423-03



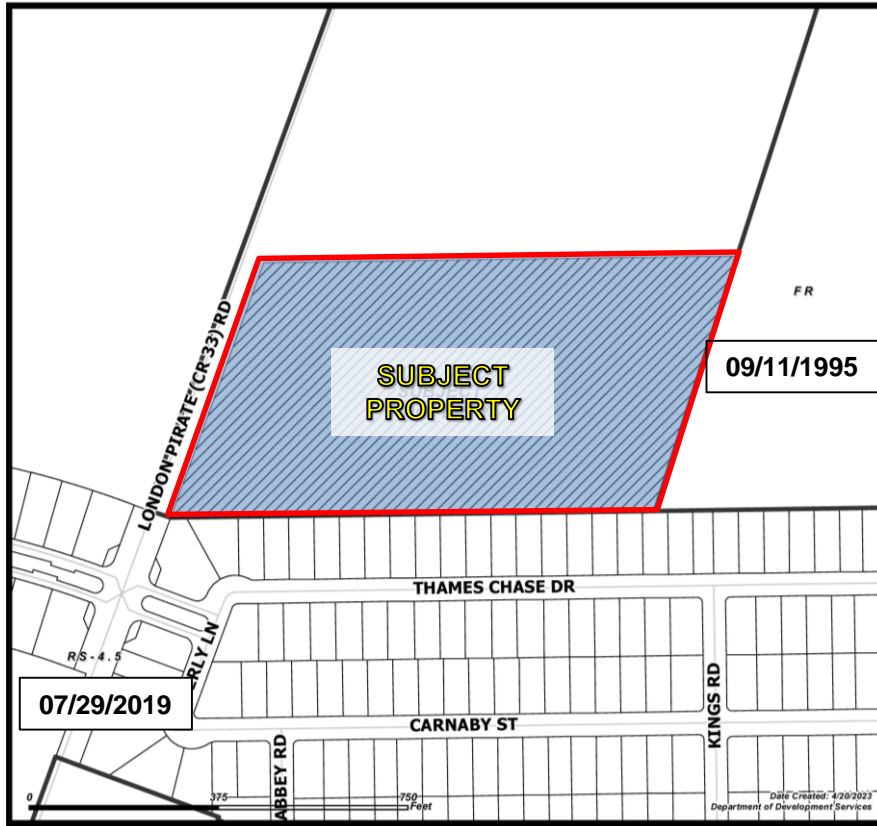
Agape Ranch District 3

Rezoning for a property at or near
FM 43 and London Pirate Road (CR-33)
From "FR" (by Annexation) to "RS-6"



Planning Commission
May 17, 2023

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: Low-Density Residential, Zoned: "RS-4.5"
- East: Government, Zoned: "FR"
- West: Low-Density Residential, Zoned: "RS-4.5"

Public Notification

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

Notification Area



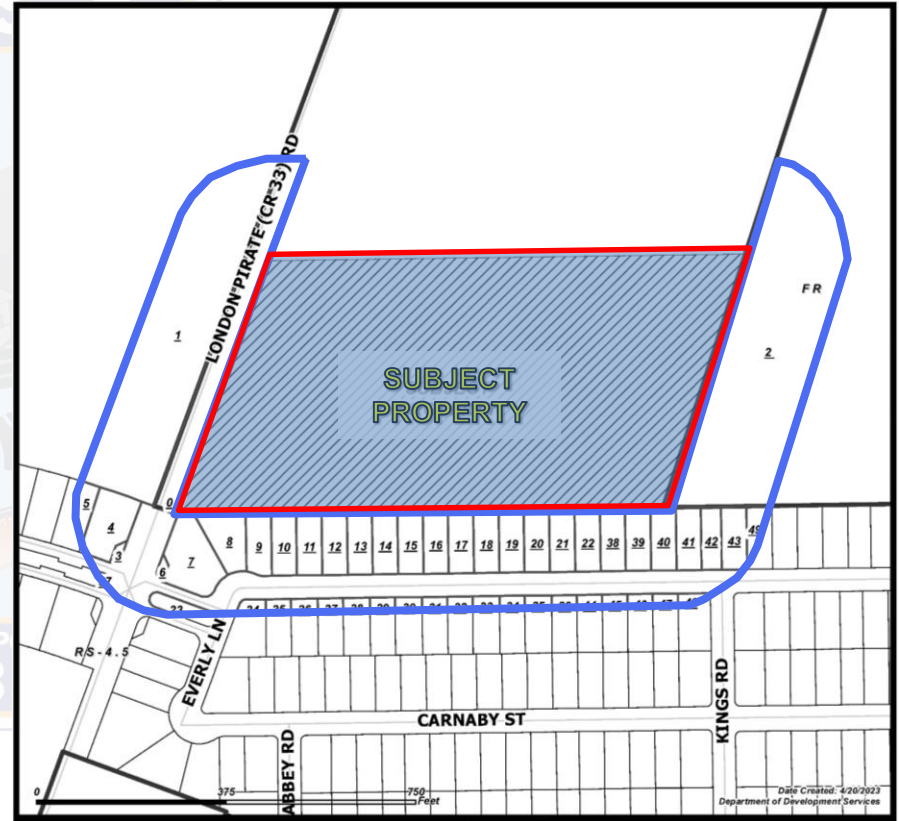
Opposed: 0 (0%)
Separate Opposed Owners



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.



Staff 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, 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).

Staff Recommendation: Approval of the change of zoning from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District.