

STAFF REPORT

Case No. 0419-02

INFOR No. 19ZN1008

Planning Commission Hearing Date: April 17, 2019

Applicant & Legal Description	<p>Owner: Braselton Development Company, Ltd. Applicant: Braselton Development Company, Ltd. Location Address: 0 County Road 33 Legal Description: Being 161.56 Acres, a portion of a 173.21 Acre Tract out of Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 173.21 Acre Tract described in a Gift Deed from Mary Cecile Meaney, a married woman, as her separate property and estate to Elizabeth Anne Meaney Trustee of the Lucy A. Haynes Trust, as recorded in Document No. 2014032038, Official Public Records of Nueces County, Texas; said 161.56 Acre Tract also being a portion of County Road 33, and a portion of a 118.126 Acre Tract out of Cuadrilla Irrigation Company Survey No. Survey 139, Abstract 577, I.&G.N.R.R. Survey No. 140, Abstract 612, and Cuadrilla Irrigation Company Survey No. 135, Abstract 581 as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 11 8. 126 Acre Tract described as Tract II in a Correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, as recorded in Document No. 2015011169, Official Public Records of Nueces County, Texas, located on the east and west side of County Road 33, south of Oso Creek and north of Farm-to-Market Road 43.</p>			
Zoning Request	<p>From: "OCL" Outside City Limits To: "RS-4.5" Single-Family 4.5 District Area: 161.56 acres Purpose of Request: To allow for the construction of single-family homes.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"OCL" Outside City Limits	Vacant	Planned Development
	<i>North</i>	"OCL" Outside City Limits and "FR" Farm Rural	Vacant and Public/Semi-Public	OCL and Government
	<i>South</i>	"OCL" Outside City Limits	Vacant and Public/Semi-Public	Planned Development
	<i>East</i>	"OCL" Outside City Limits	Vacant	Planned Development
	<i>West</i>	"OCL" Outside City Limits	Vacant	Planned Development
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the London Area Development Plan and is planned for a planned development area. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 052034 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 1,700 feet of street frontage along County Road 33 which is designated as an “C1” Minor Collector Street. According to the Urban Transportation Plan, “C1” Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	County Road 33	“C1” Minor Collector	60’ ROW 40’ paved	50’ ROW 18’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting zoning to the “RS-4.5” Single-Family 4.5 District.

Development Plan: The subject property is 161.56 acres in size. The owner is proposing single-family residences.

Existing Land Uses & Zoning: The subject property is currently located outside of the City limits of Corpus Christi and is not zoned. To the north are properties that are also located outside of the City limits. Also located to the north within the City limits are the properties adjacent to Oso Creek. To the south are properties that are also located outside of the City limits and consist of vacant tracts and the London School District. To the east are a vacant properties that are also located outside of the City limits. To the west are a vacant properties that are also located outside of the City limits.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is not platted.

Utilities:

Water: 16-inch C900 line located along FM 43.

Wastewater: No wastewater access is located along the subject property.

Gas: No gas access is located along the subject property.

Storm Water: Oso Creek is located to the north of the subject property.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the London Area Development Plan and is planned for Planned Development uses. The proposed rezoning to the “RS-4.5” Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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 (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 6).
- 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. (Future Land Use, Zoning, and Urban Design Policy Statement 6).
- 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 the public health, safety, and welfare. (Future Land Use, Zoning, and Urban Design Policy Statement 6).
- 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 the municipal water supplies, wastewater, and storm drainage systems. (Future Land Use, Zoning, and Urban Design Policy Statement 6).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- London School District is located to the south of the subject property at the intersection of County Road 33 and Farm-to-Market Road 43 (FM 43).
- Large tract single-family residential subdivisions have been constructed along the FM 43 corridor and receive City water service. However, none of these subdivisions are currently served by City wastewater services and are served via septic tanks.
- The developer has entered into a trust fund reimbursement agreement with the City to fund wastewater access to the subject property.

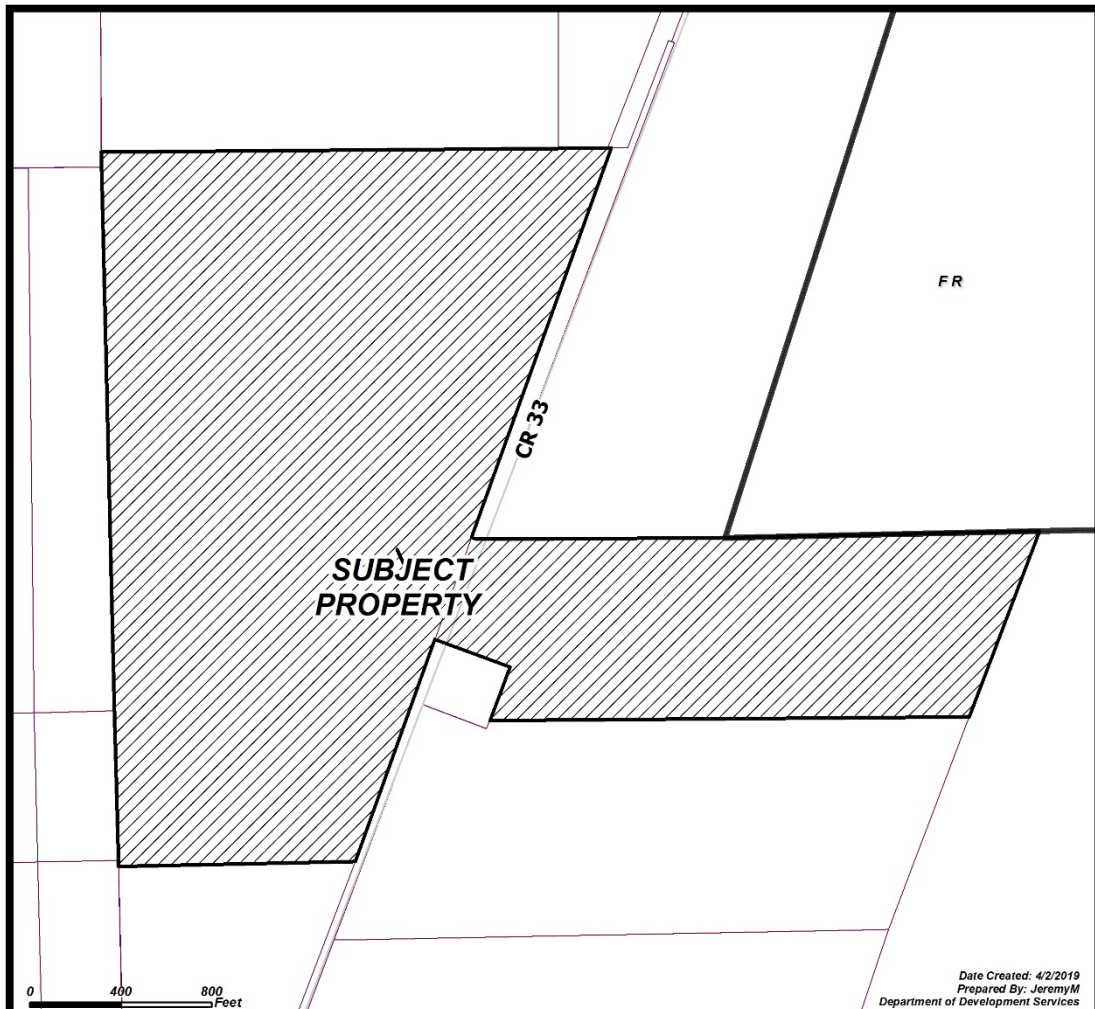
Staff Recommendation:

Approval of the zoning to the "RS-4.5" Single-Family 4.5 District.

Public Notification	Number of Notices Mailed – 11 within 200-foot notification area 1 outside notification area
	<u>As of April 12, 2019:</u>
	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 land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)



CASE: 0419-02
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

