



## **Zoning Case #1019-08**

The William Earl Hensch Trust, Anna Belle Hensch, Retta Maurine Kasper, Corpus Christi Community Church, and South Texas Children's Home Land Management

### **Rezoning for a Property at 1442 Farm-to-Market (FM) 43**

**From "FR (OCL)" To "RS-4.5" and "CN-1"**

Planning Commission Presentation  
October 30, 2019



# Aerial Overview





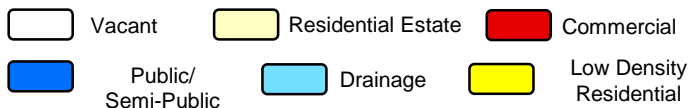
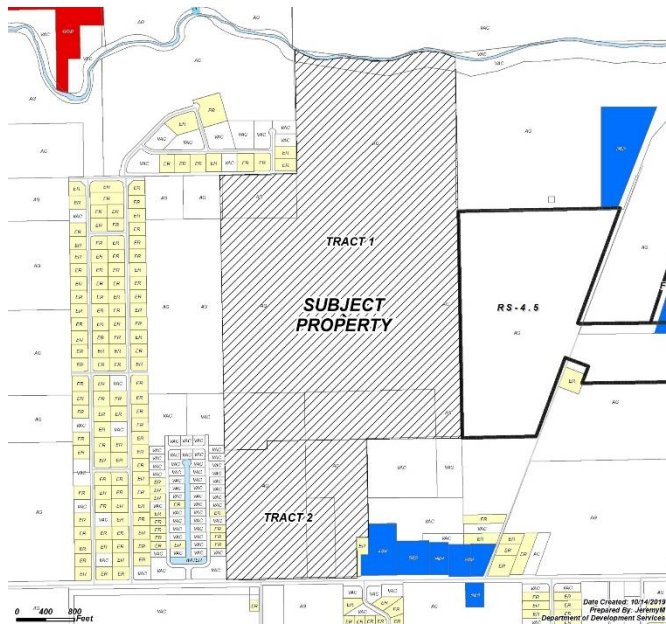
# Subject Property at 1442 FM43



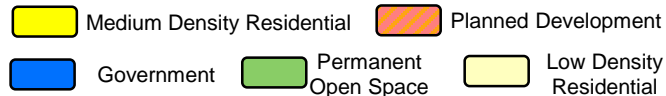
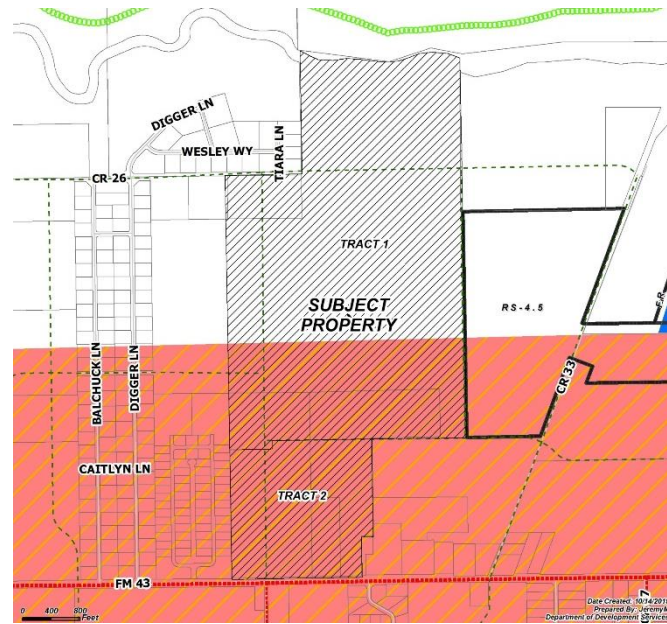


# Land Use

## Existing Land Use



## Future Land Use







# Subject Property, North on FM 43



Subject Property



# FM 43, East of Subject Property







# FM 43, South of Subject Property





# FM 43, West of Subject Property







# Public Notification

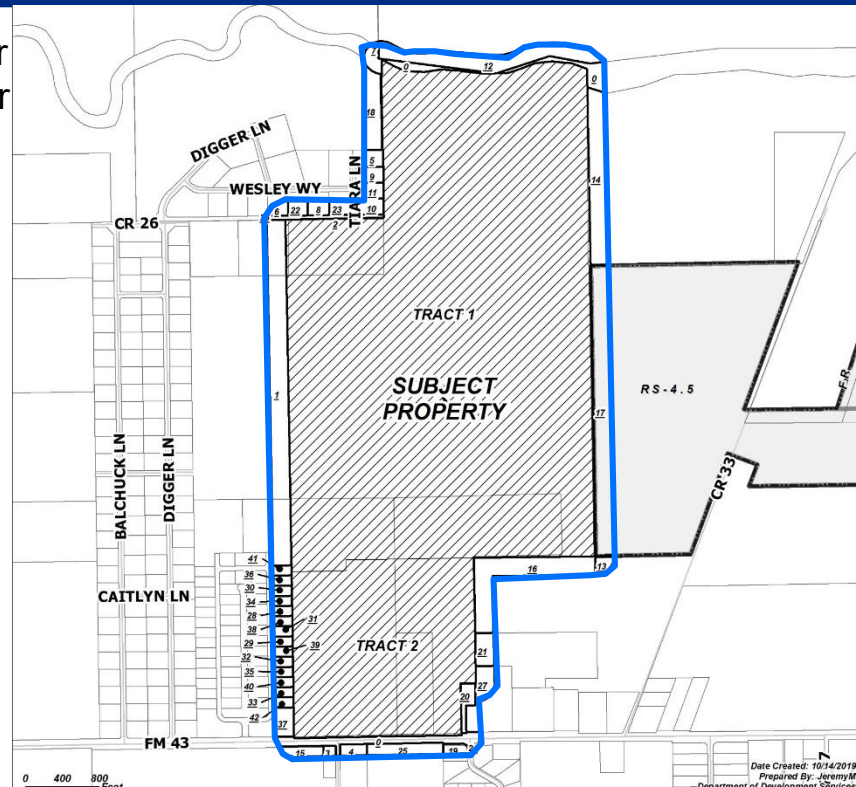
41 Notices mailed inside 200' buffer  
1 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)

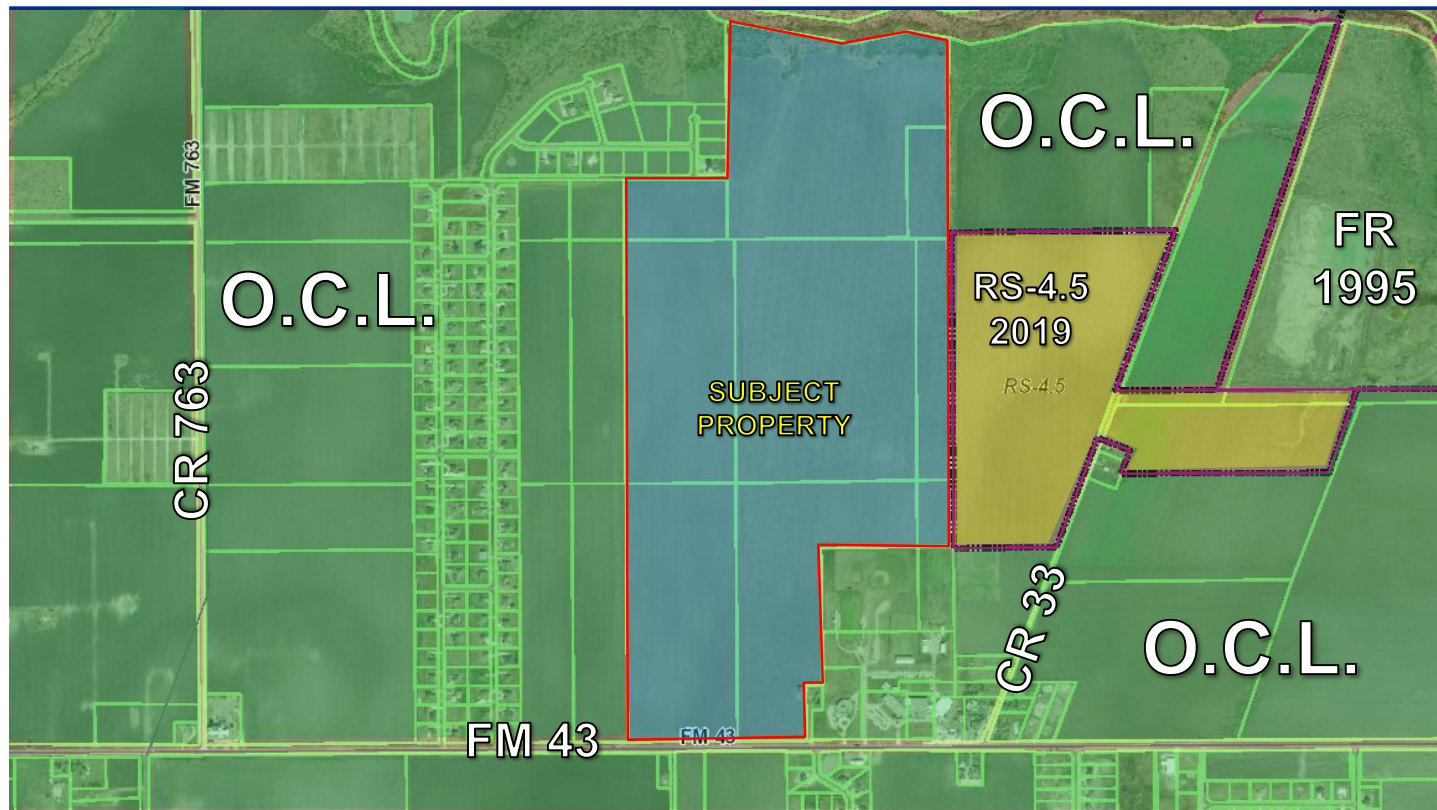


In Favor: 0





# Zoning Pattern





# UDC Requirements



## Buffer Yards:

CN-1 to RS-4.5: Type B: 10 ft. & 10 pts.

Setbacks:	RS-4.5	CN-1
Street:	20 feet	20 feet
Side/Rear:	5 feet	10 feet

Parking:	RS-4.5	CN-1
	2 per DU	Based on Use

Uses Allowed: RS-4.5  
Single-Family Homes, Home  
Occupations, Group Homes.





Uses Allowed: CN-1  
Retail, Office, Restaurants, Hotel, and  
Multifamily Uses.





# Utilities



-  **Water:**  
16-inch C900
-  **Wastewater:**  
Not yet Available
-  **Gas:**  
Not Available
-  **Storm Water:**  
Oso Creek



# Staff Recommendation

---

**Approval** of the rezoning request

Tract 1: “RS-4.5 Single-Family 4.5

Tract 2: “CN-1” Neighborhood Commercial