

STAFF REPORT

Case No. 0621-03

INFOR No. 21ZN1021

Planning Commission Hearing Date: June 9, 2021

Applicant & Legal Description	Owner: Mostaghasi Investment Trust Applicant: Mostaghasi Investment Trust Location Address: 2302 County Road 43 Legal Description: A 99.517 acre tract of land being out of a 284.6048 acre tract of land, more or less, comprising the South one-half of Section No. Six (6) of the Laureles Farm Tracts, as surveyed by French and Haberer surveyors, and being out of a larger grant of land known as "El Rincon de Corpus Christi Grant", as shown by map of said subdivision of record in Volume 3, Page 15 of the Map Records of Nueces County, Texas, located along the east side of County Road 43, west of Yorktown Boulevard, and south of Farm-to-Market Road 43.			
Zoning Request	From: "FR" Farm Rural District To: "RS-4.5" Single-Family 4.5 District Area: 99.52 acres Purpose of Request: To allow for the construction of a single-family residential subdivision.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural District	Vacant	Medium Density Residential and Floodplain Conservation
	<i>North</i>	"OCL" Outside City Limits	Vacant	Medium Density Residential and Floodplain Conservation
	<i>South</i>	"OCL" Outside City Limits	Vacant	Medium Density Residential and Floodplain Conservation
	<i>East</i>	"RS-6" Single-Family 6 District	Vacant	Medium Density Residential
	<i>West</i>	"OCL" Outside City Limits	Vacant	Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the London Area Development Plan and is planned for a Medium Density Residential and Floodplain Conservation area. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC). City Council District: 3 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 1,408 feet of street frontage County Road 43 which is designated as a “A2” Secondary Arterial Street. According to the Urban Transportation Plan, “A2” Secondary Arterial Streets can convey a capacity between 20,000 and 32,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	County Road 43	“A2” Secondary Arterial	100’ ROW 54’ paved	Not Built	N/A

Staff Summary:

Development Plan: The subject property is 99.52 acres in size. The applicant is proposing a large single-family residential subdivision.

Existing Land Uses & Zoning: The subject property is currently zoned “FR” Farm Rural District, consists of vacant land, and has remained since annexation in 2019. To the north, and west are properties outside of the City Limits and consist of vacant undeveloped land. To the south is another recently annexed property zoned “FR” Farm Rural District. To the east is Oso Creek.

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: 48-inch CSCP line located along County Road 43.

Wastewater: Not yet available. A wastewater lift station is under construction which can service up to 600 single-family homes.

Gas: Not Available

Storm Water: Not Available

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the London Area Development Plan and is planned for Medium Density Residential and Floodplain Conservation 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).

- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Promote new commercial, retail, and residential development while maintaining a tight-knit community character. (London ADP Policy Statement 2).
- Encourage the development of small commercial nodes throughout the London Area to help reduce vehicular trips and to provide convenience to its residents. (London ADP Policy Statement 2).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- An adjacent property to the south was also annexed and will be the second half of the proposed single-family residential subdivision. The preliminary plat, including the subject property, proposes a total of 989 single-family residences.
- A wastewater lift station is currently under construction to provide service to the subdivision.

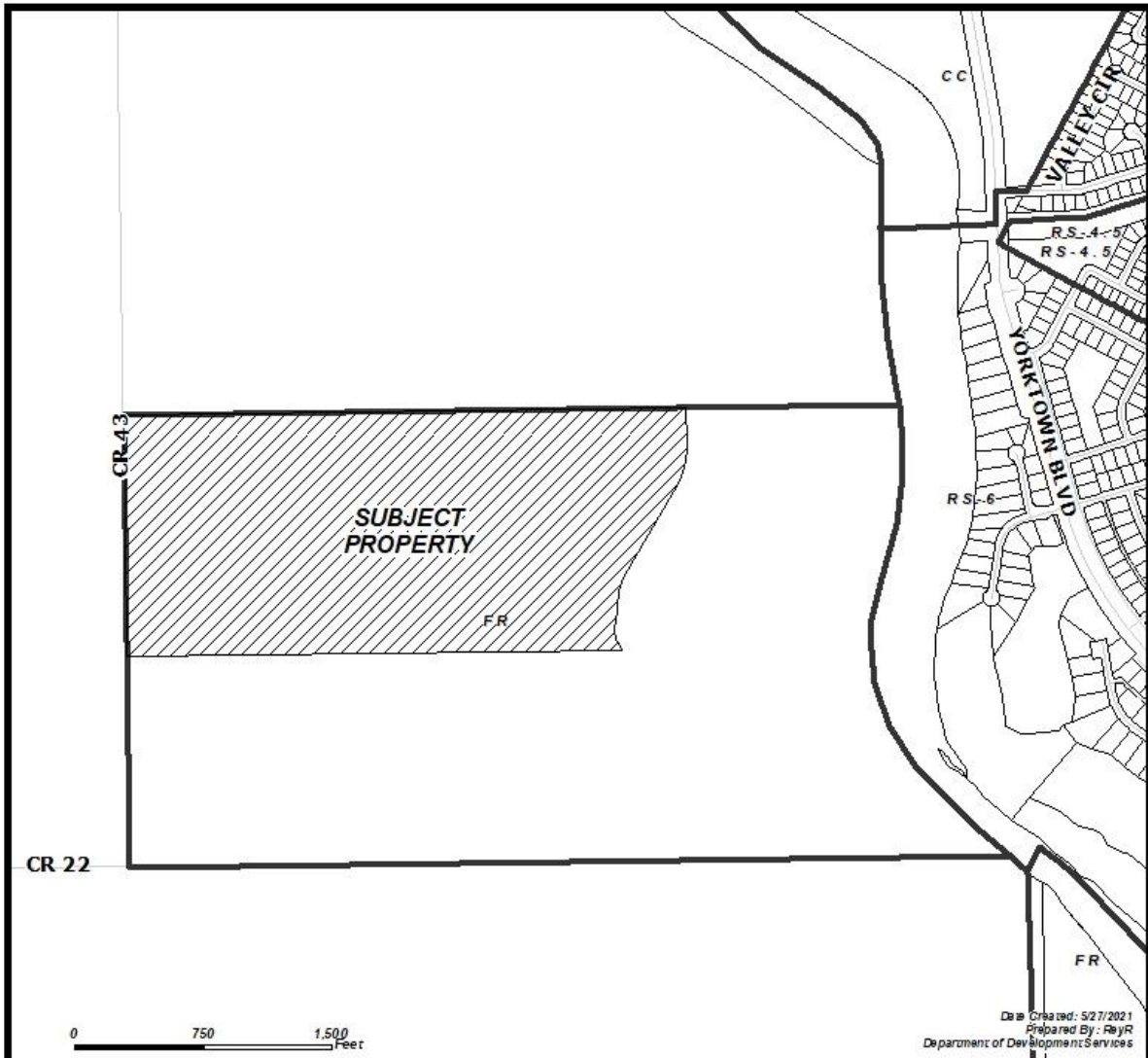
Staff Recommendation:

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

Public Notification	Number of Notices Mailed – 1 within 200-foot notification area. 1 outside notification area
	<u>As of June 4, 2021:</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.
	*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

Attachments:

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



CASE: 0621-03
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-16 Single-Family 16
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	

