PLANNING COMMISSION FINAL REPORT

Case No. 0621-07
INFOR No. 21ZN1024

Planning Commission Hearing Date: June 23, 2021 and August 4, 2021

Applicant & Legal Description	**Owner:** John C. Tamez **Applicant:** LJA Engineering, Inc **Location Address:** 2302 County Road 43 **Legal Description:** A 104.90-acre tract of land out of a called 281.03 acre tract, described in Doc. #200201903, Official Records of Nueces County, Texas, and being out of the south half of Section 6, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, 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**: 104.90 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
Site	"FR" Farm Rural District	Vacant	Medium Density Residential, Floodplain Conservation, and Commercial
North	"OCL" Outside City Limits	Vacant	Medium Density Residential and Floodplain Conservation
South	"OCL" Outside City Limits	Vacant	Medium Density Residential, Floodplain Conservation, and Commercial
East	"RS-6" Single-Family 6 District	Vacant	Medium Density Residential
West	"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 generally consistent with the adopted Comprehensive Plan (Plan CC) but results in a change to the Future Land Use Map (FLUM). **City Council District:** 3 **Zoning Violations**: None

Transportation	**Transportation and Circulation**: The subject property has approximately 1,323 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 104.8991 acres in size. The applicant is proposing a large single-family residential subdivision. The applicant proposes 1,004 single-family residential lots with lot sizes ranging from approximately 54 feet wide by 120 feet deep, to 70 feet wide by 130 feet deep. These lot dimensions conform to the "RS-4.5" Single-Family 4.5 District development standards.

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 north is another recently annexed property zoned "FR" Farm Rural District that has recently applied to be rezoned to the "RS-4.5" Single-Family 4.5 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, Commercial, 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 north was also annexed and will be the first half of the proposed single-family residential subdivision.
- A wastewater lift station is currently under construction to provide service to the subdivision.
- Construction of County Road 43 is being coordinated between the developer, the County, and Development Services.
- Staff has recently recommended approval of a zoning case directly to the north, which is currently zoned “FR” Farm Rural District that has also applied to be rezoned to the “RS-4.5” Single-Family 4.5 District.
- Planning Commission tabled the case on July 7, 2021 at the request of the applicant. The applicant has amended the boundaries of the zoning case which reduces the acreage from 185.0871 acres to 104.8991 acres.

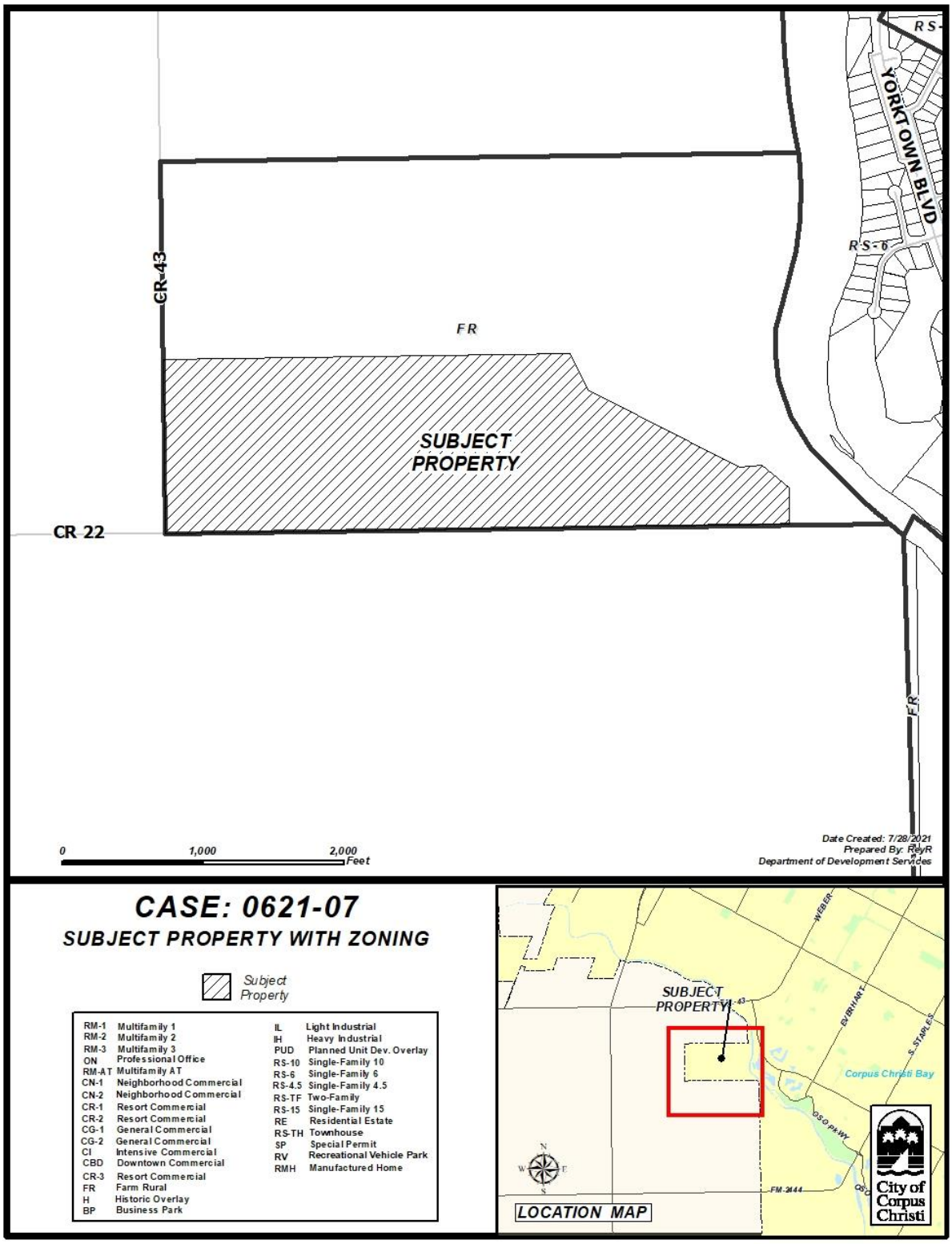
Planning Commission and Staff Recommendation (August 4, 2021):

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. 15 outside notification area ***As of August 17, 2021:*** In Favor – 0 inside notification area – 0 outside notification area In Opposition – 0 inside notification area – 22 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)


RS-
YORKTOWN BLVD
RS-6
CR-43
FR
SUBJECT PROPERTY
CR 22
FR
0
1,000
2,000
Feet
Date Created: 7/28/2021
Prepared By: RayR
Department of Development Services
CASE: 0621-07
SUBJECT PROPERTY WITH ZONING
Subject Property
RM-1 Multifamily 1
RM-2 Multifamily 2
RM-3 Multifamily 3
ON Professional Office
RM-AT Multifamily AT
CN-1 Neighborhood Commercial
CN-2 Neighborhood Commercial
CR-1 Resort Commercial
CR-2 Resort Commercial
CG-1 General Commercial
CG-2 General Commercial
CI Intensive Commercial
CBD Downtown Commercial
CR-3 Resort Commercial
FR Farm Rural
H Historic Overlay
BP Business Park
IL Light Industrial
IH Heavy Industrial
PUD Planned Unit Dev. Overlay
RS-10 Single-Family 10
RS-6 Single-Family 6
RS-4.5 Single-Family 4.5
RS-TF Two-Family
RS-15 Single-Family 15
RE Residential Estate
RS-TH Townhouse
SP Special Permit
RV Recreational Vehicle Park
RMH Manufactured Home
WEBER
SUBJECT PROPERTY
43
EXBIHART
S-STAPLES
Corpus Christi Bay
OSO PKWY
FM 2444
LOCATION MAP
City of Corpus Christi