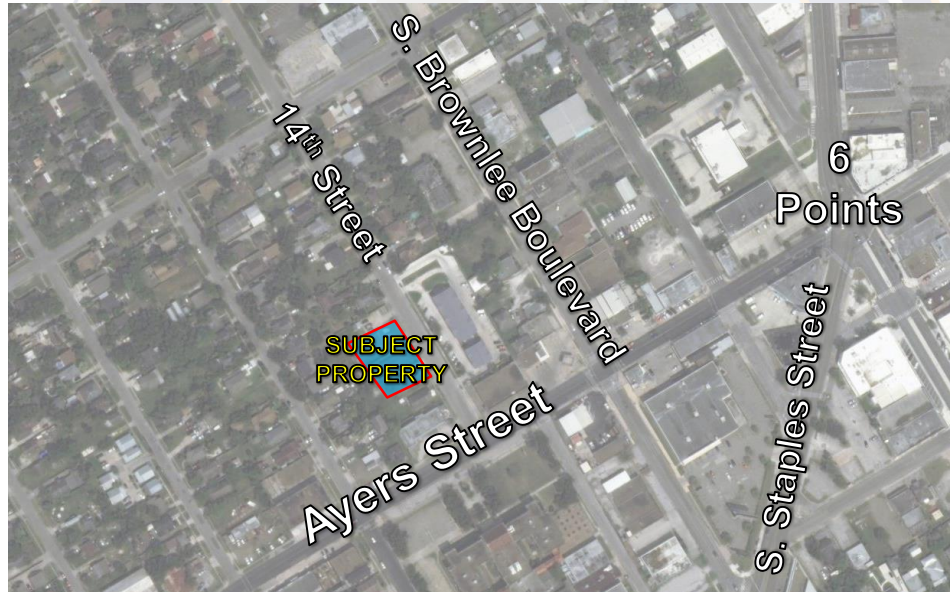


Zoning Case #1021-03

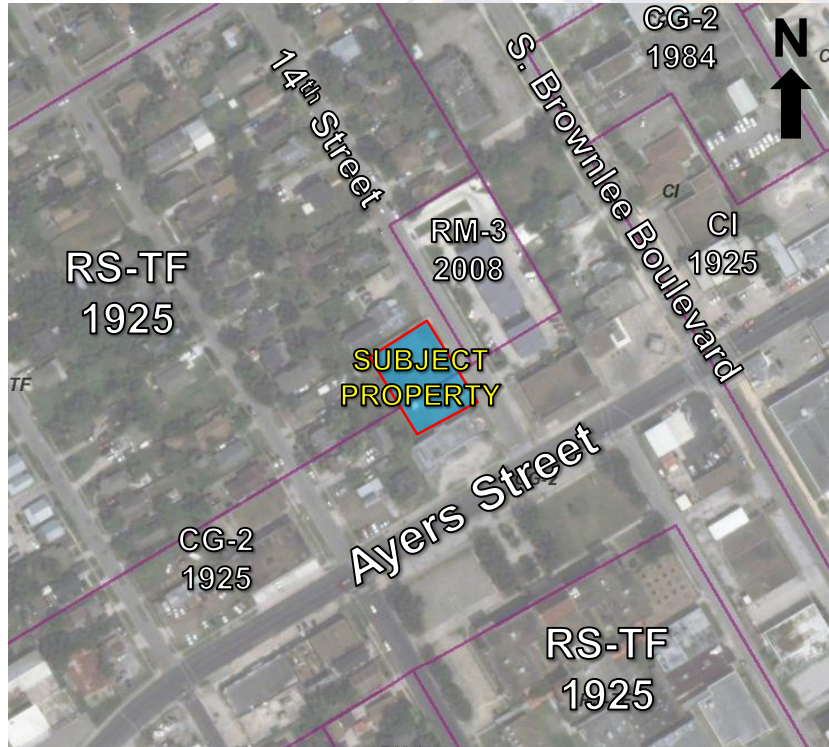
SRPC Properties, LLC.

Rezoning for a Property at 1645 14th Street
From “RS-TF” and “CG-2” To “RM-2”



City Council
December 7, 2021

Zoning Pattern and Adjacent Development



Buffer Yards:
RM-2 to RS-TF or RS-6: Type B: 10' & 10 pts.
Points: Setbacks, Fencing, Landscaping, etc.

Setbacks:
Street: 20 feet
Side & Rear: 10 feet
Rear: 2:1 Setback (height)

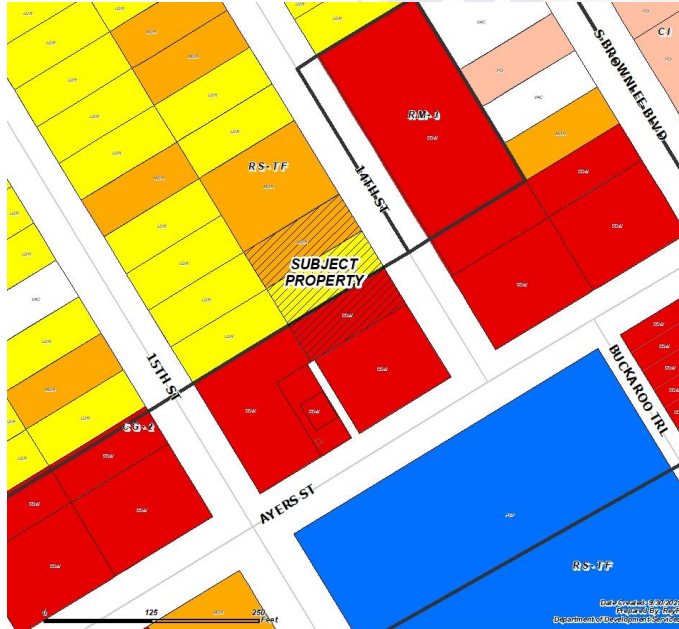
Parking:
1 Bedroom – 1.5 spaces/unit
2+ Bedroom – 2 spaces/unit
1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting
Standards

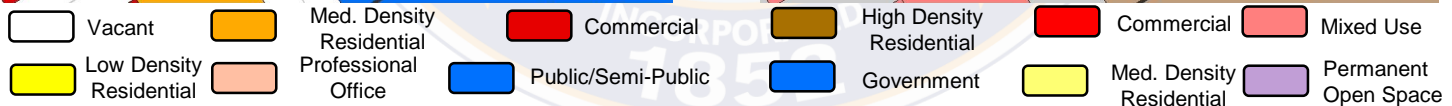
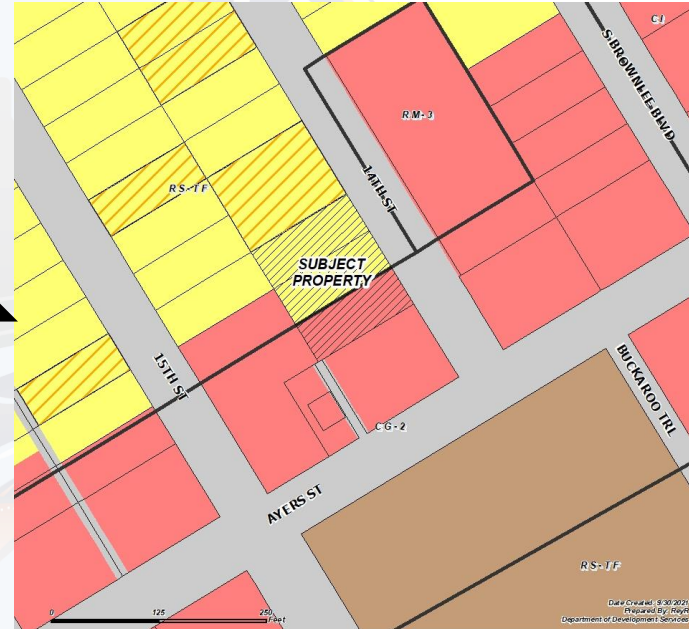
Uses Allowed: Single-Family Homes,
Duplexes, Apartments, and Day Care Uses.

Land Use

Existing Land Use



Future Land Use



Public Notification

28 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

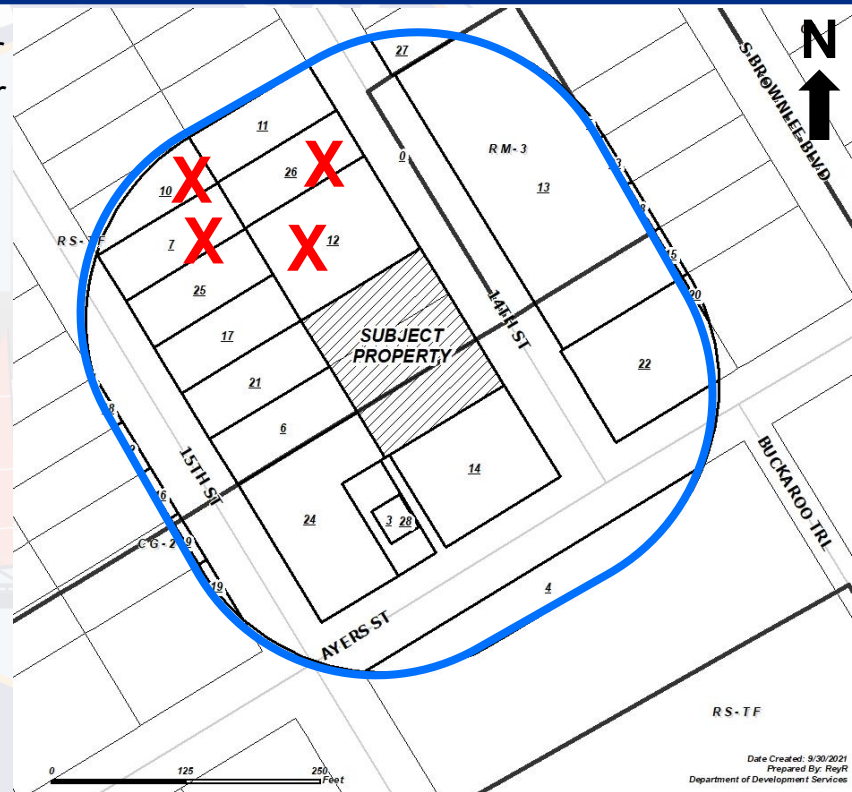
Opposed: 4 (12.85%)
Separate Opposed Owners: 1



In Favor: 0 (0.00%)



Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition



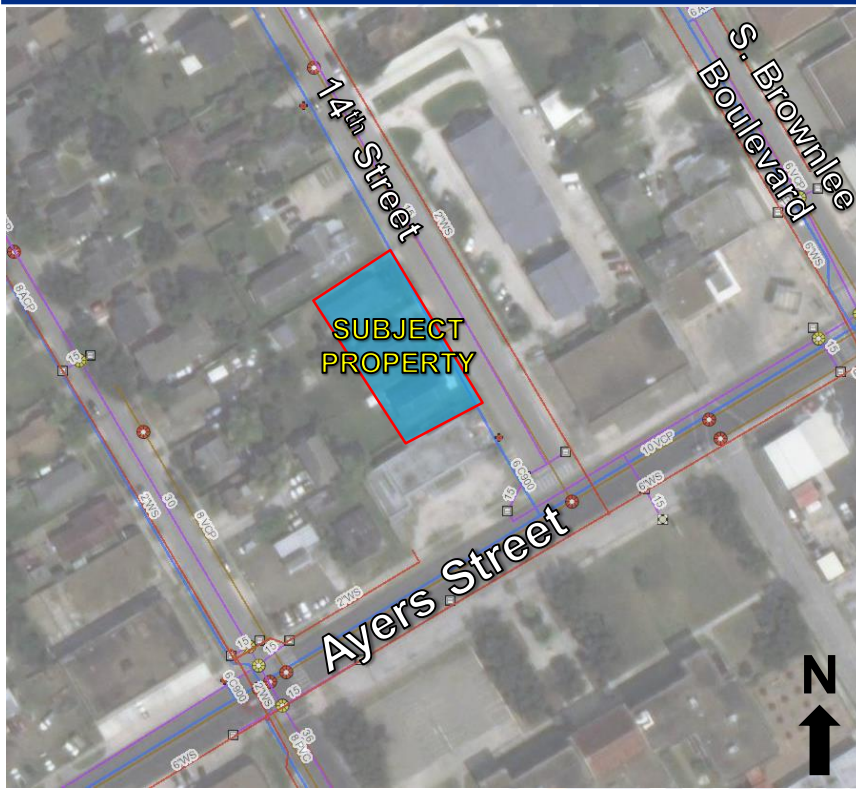
Date Created: 9/30/2021
Prepared By: ReyR
Department of Development Services





Planning Commission and Staff Recommendation

The seal of the City of Corsicana, Texas, is a circular emblem. It features a central illustration of a city skyline with a bridge, a sailboat, and a fish. The text "CITY OF CORSICANA TEXAS" is written around the top inner edge, and "INCORPORATED 1852" is at the bottom. Two stars are positioned on the left and right sides of the bottom edge.

Approval of the
“RM-2” Multifamily District

Utilities



-  **Water:**
6-inch C900
-  **Wastewater:**
8-inch VCP
-  **Gas:**
2-inch Service Line
-  **Storm Water:**
15-inch Line