



**Zoning Case #1119-05**  
**Corpus Christi Housing Authority**

**Rezoning for a Property at**  
**2427 Francis Street**

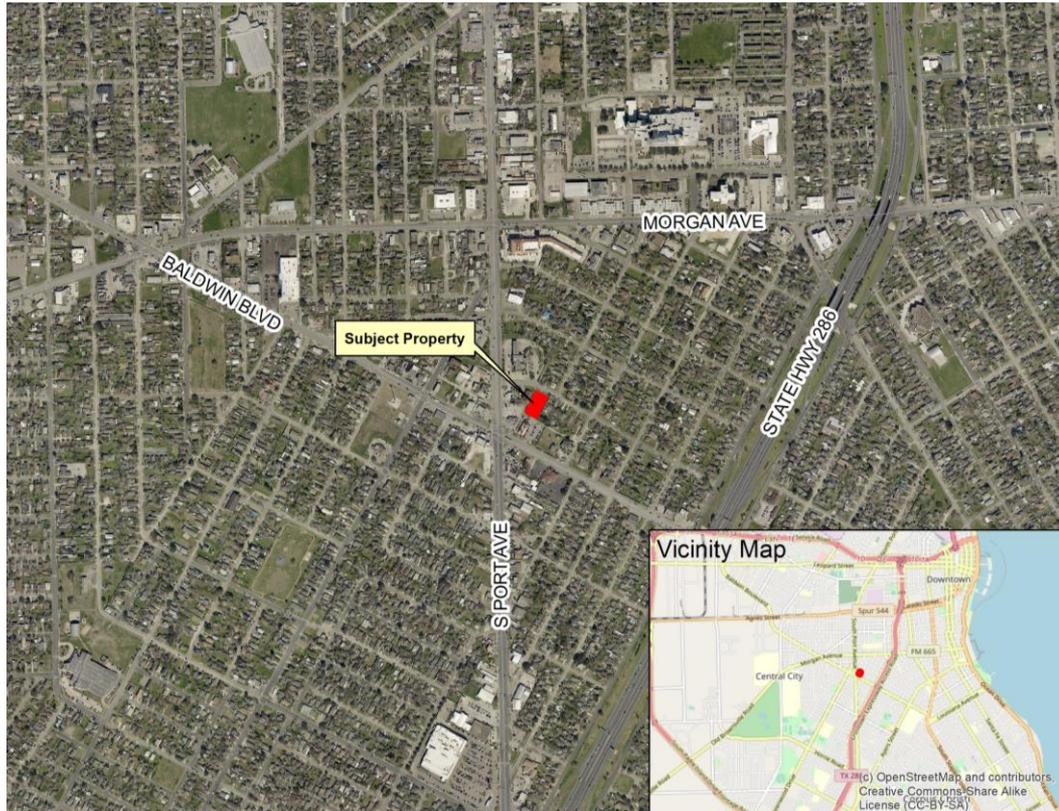
**From "RS-6"**

**To "RS-TF"**

Planning Commission  
November 13, 2019

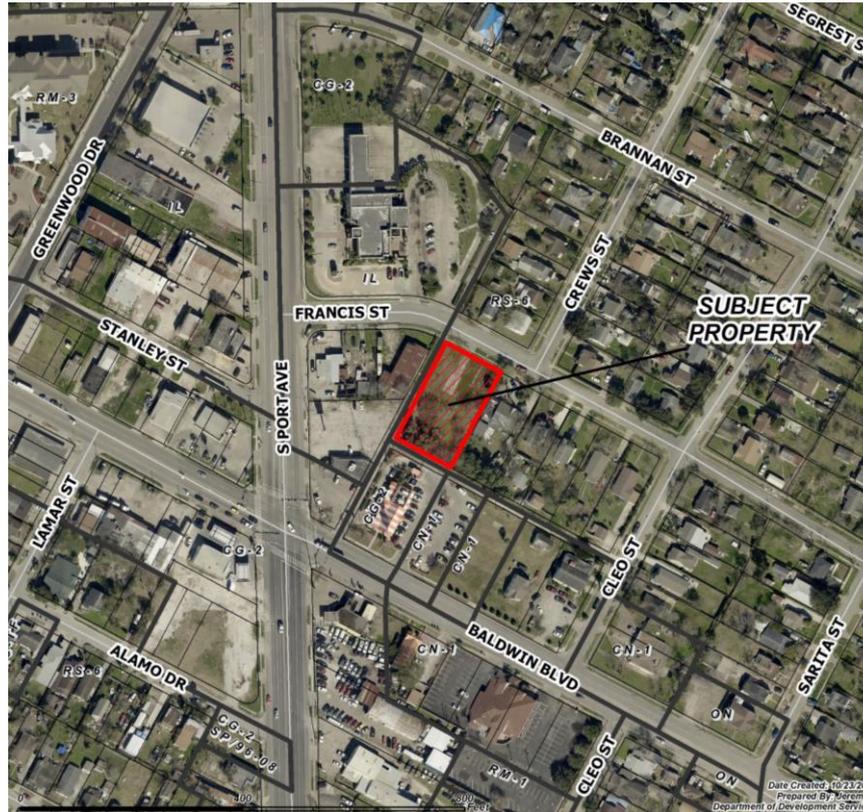


# Aerial Overview





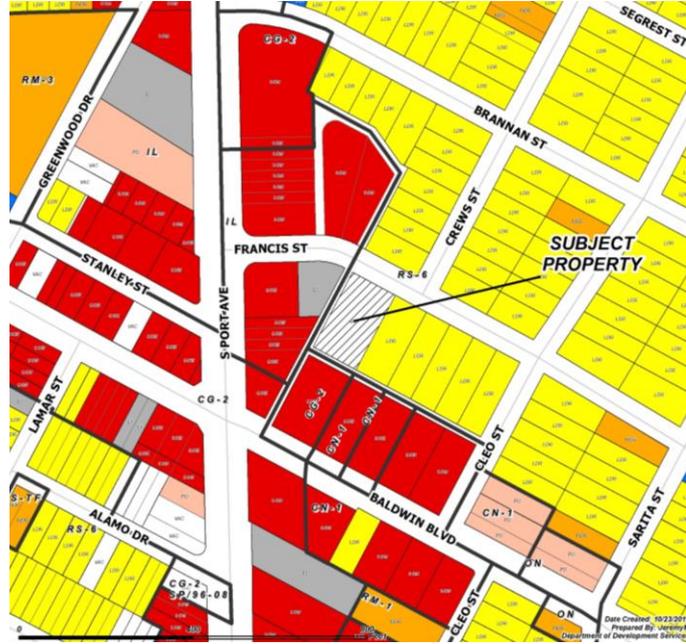
# Subject Property at 2427 Francis Street





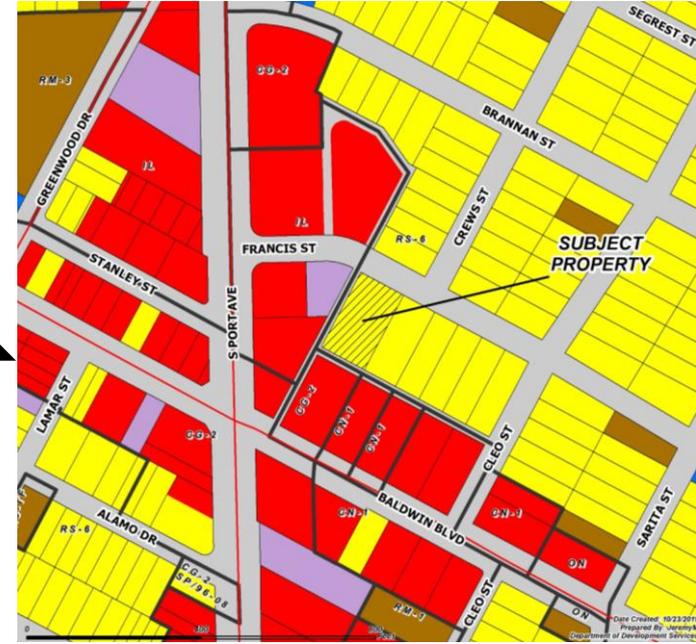
# Land Use

## Existing Land Use



- |                         |                     |                          |
|-------------------------|---------------------|--------------------------|
| Vacant                  | Professional Office | Commercial               |
| Low Density Residential | Light Industrial    | Med. Density Residential |

## Future Land Use



- |                            |                      |
|----------------------------|----------------------|
| Medium Density Residential | Commercial           |
| Light Industrial           | Permanent Open Space |
| High Density Residential   |                      |





# Subject Property, South on Francis Street





# Francis Street, West of Subject Property





# Francis Street, North of Subject Property





# Francis Street, East of Subject Property





# Public Notification

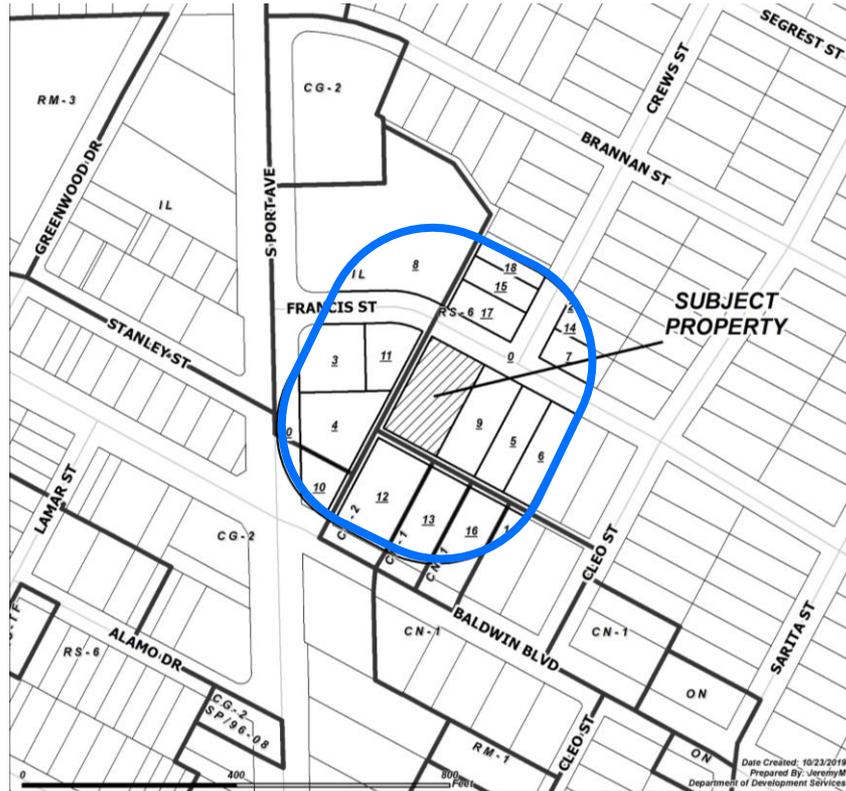
18 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

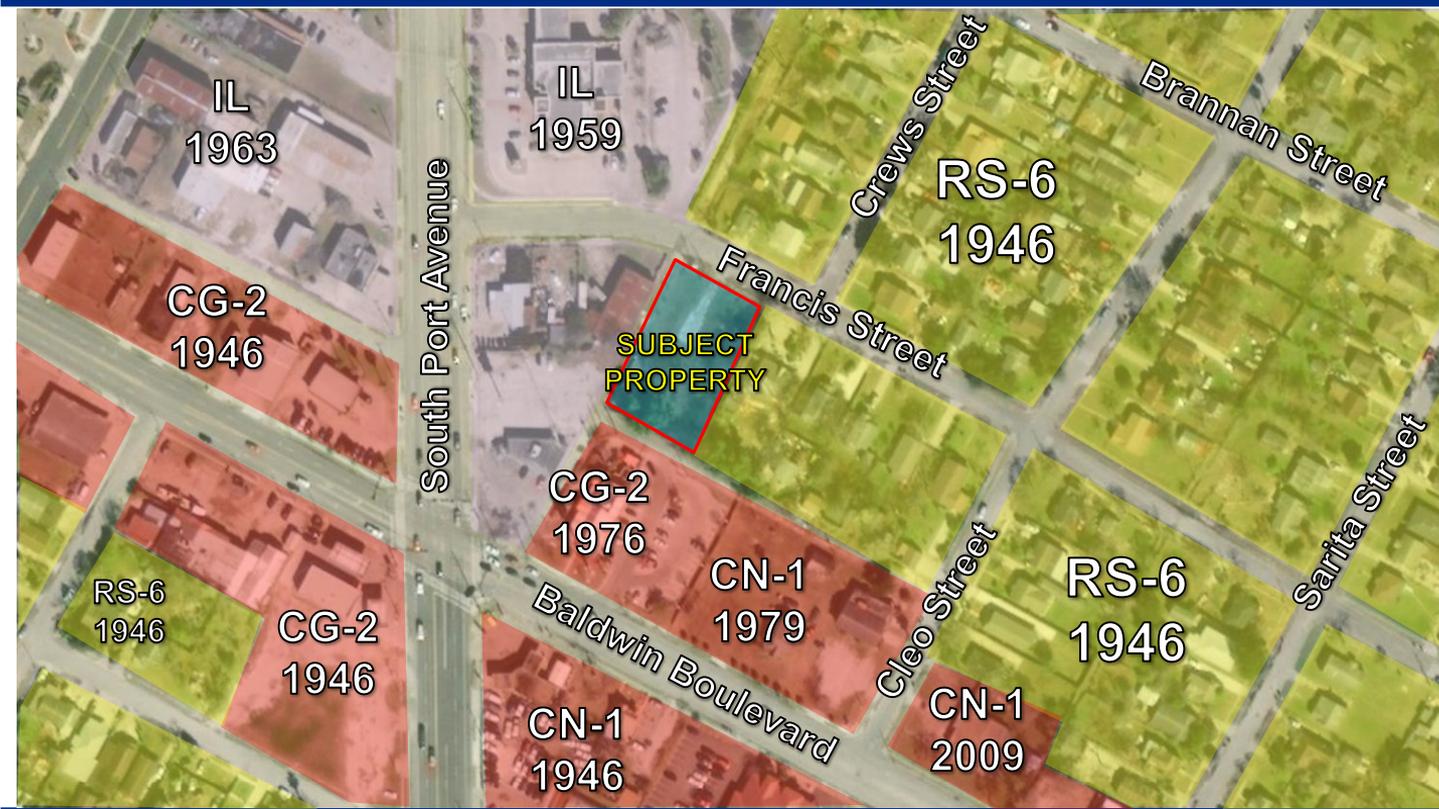


In Favor: 0





# Zoning Pattern





# UDC Requirements



Buffer Yards:  
N/A

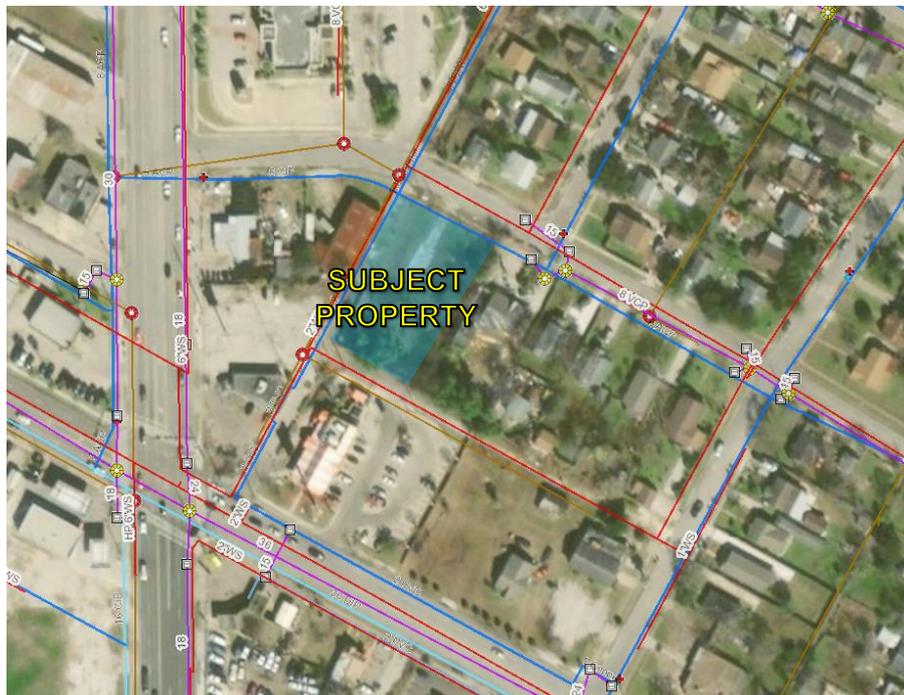
Setbacks:  
Street: 20 feet  
Side/Rear: 5 feet

Parking:  
2 per dwelling unit

Uses Allowed:  
Duplex Homes, Home  
Occupations, Group  
Homes.



# Utilities



-  **Water:**  
6-inch CIP
-  **Wastewater:**  
16-inch VCP
-  **Gas:**  
2-inch Service Line
-  **Storm Water:**  
21-inch Line



# Staff Recommendation

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**Approval** of the  
“RS-TF” Two Family District