



AGENDA MEMORANDUM

Planning Commission Meeting of September 20, 2017

DATE: September 13, 2017

TO: William J. Green, P.E., Interim Director, Development Services

FROM: Ratna S. Pottumuthu, Engineer IV, Development Services
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Request for a waiver of minimum lot area standard per Section 4.4.3 of the Unified Development Code (UDC) for **Gateway Park Block 4, Lot 2A**

BACKGROUND AND FINDINGS:

Brister Surveying has submitted a request on behalf of the plat applicant, Mr. Quincy Baker, for a waiver to the Development Standard of the "RM-1" Multifamily District minimum lot size of 6,000 square feet as per section 4.4.3 of the Unified Development Code (UDC). The subject property under plat consideration, Gateway Park, Block 4, Lot 2A, is located north of Knickerbocker Street and west of Laguna Shores Road.

The original subdivision plat (Volume 7, Page 59) was recorded in 1940 with a lot size of 7,500 square feet. Annexation of this area in Flour Bluff occurred in 1961 at which time the City of Corpus Christi assigned a Zoning District consistent with current zoning designation of "RM-1" District. All lots within the subdivision met the Development Standard of a minimum lot size of 6,000 square feet.

On December 1st, 1964 the property was sold through a deed transaction recorded in Volume 935 Page 124 resulting in the lot to become nonconforming. Although a potential rezoning to the "RS-4.5" Single-Family 4.5 District could resolve the deficiency in lot size, staff would not recommend approval due to a potential issue of spot rezoning.

Staff recommends approval of the waiver. The waiver will allow the property to be platted and building permits can be released since the UDC has provisions allowing the construction of single-family homes on nonconforming lots.

STAFF RECOMMENDATION:

Approve the Waiver request with the provision that building permits meet all other Development Standards for the current Zoning District.

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – Gateway Park, Block 4, Lot 2A (Final)

Exhibit B – Waiver Request

PowerPoint Presentation-Gateway Park Waiver