

CITY COUNCIL ZONING REPORT

Case No. 1013-01
 HTE No. 13-10000032

Planning Commission Hearing Date: October 9, 2013

Applicant & Legal Description	<p>Applicant/Owner: Braselton Homes – Shoreline Oaks, Ltd. Representative: Urban Engineering Legal Description/Location: Being a 4.73-acre tract of land out of Lot 29, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, located north of Slough Road and at the east end of Russ Lane.</p>			
Zoning Request	<p>From: “CH” Cottage Housing District To: “RS-4.5” Single-Family 4.5 District Area: 4.73 acres Purpose of Request: To allow construction of a standard single-family subdivision.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	“CH” Cottage Housing	Vacant	Low Density Residential
	<i>North</i>	“RS-4.5” Single-Family 4.5	Vacant	Low Density Residential
	<i>South</i>	“RS-4.5” Single-Family 4.5	Vacant	Low Density Residential
	<i>East</i>	“RS-4.5” Single-Family 4.5	Vacant	Low Density Residential
	<i>West</i>	“CH” Cottage Housing	Park, Low Density Residential, & Vacant	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for low density residential uses. The proposed rezoning to the “RS-4.5” Single-Family 4.5 District is consistent with the adopted Future Land Use Plan. Map No.: 041031 & 041030 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property is currently landlocked and does not have any street frontages. The site will have future frontage along Russ Lane and Kolda Drive, which are local residential streets. The subject property will have access to Slough Road, which is a proposed “C1” Minor Residential Collector street.</p>			

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “CH” Cottage Housing District to the “RS-4.5” Single-Family 4.5 District to allow the construction of single-family dwellings with minimum lot sizes of 4,500 square feet, 45-foot lot widths, and 20-foot front yard requirements. The applicant is requesting a rezoning because the consumer demand for lots in the “RS-4.5” District is higher than cottage lots. The requested change of zoning, when compared to the “CH” District, would allow a lower dwelling unit density and larger lot sizes.

Development Plan: The proposed rezoning is within The Cottages at Southlake subdivision. The subject property was planned for 40 cottage housing lots. After the rezoning, the applicant plans to subdivide the subject property into 32 single-family lots. West of the subject property is an existing cottage housing development consisting of 20 cottages. Based on the number of lots proposed, two external access points to the City’s roadway network will be required.

Existing Land Uses & Zoning: North, east, and south of the subject property is vacant land zoned “RS-4.5” Single-Family 4.5 District. West of the subject property is a cottage housing development, which is currently under construction and zoned “CH” Cottage Housing District.

AICUZ: The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan. The proposed rezoning to the “RS-4.5” Single-Family 4.5 District is consistent with the adopted Future Land Use Plan’s designation of the property as low density residential. Additionally, the following pertinent elements of the Comprehensive Plan should be considered:

- The housing and population density of the City should respond to changing market trends, consumer preferences, economic realities, and design technology (Residential Land Use Policy B).
- Traffic hazards should be lessened by discouraging through traffic within residential areas (Residential Land Use Policy J).

Plat Status: The subject property is not platted. A preliminary plat was approved for The Cottages at Southlake subdivision. A revised preliminary plat is under review and is consistent with the proposed rezoning.

Department Comments:

- A change of zoning from the “CH” Cottage Housing District to the “RS-4.5” Single-Family 4.5 District would lower the dwelling unit density of the subdivision. A lower density is consistent with the Future Land Use Plan’s designation of the property as low density residential.
- The proposed rezoning is an expansion of the “RS-4.5” Single-Family 4.5 District located north, south, and east of the subject property. The proposed rezoning is consistent with the land use and zoning patterns of adjacent properties.
- The proposed rezoning would not negatively impact the surrounding properties and the property to be rezoned is suitable for low density residential uses.
- The proposed rezoning is a response to market demands and the subject property is suitable for the proposed use.

Staff Recommendation:

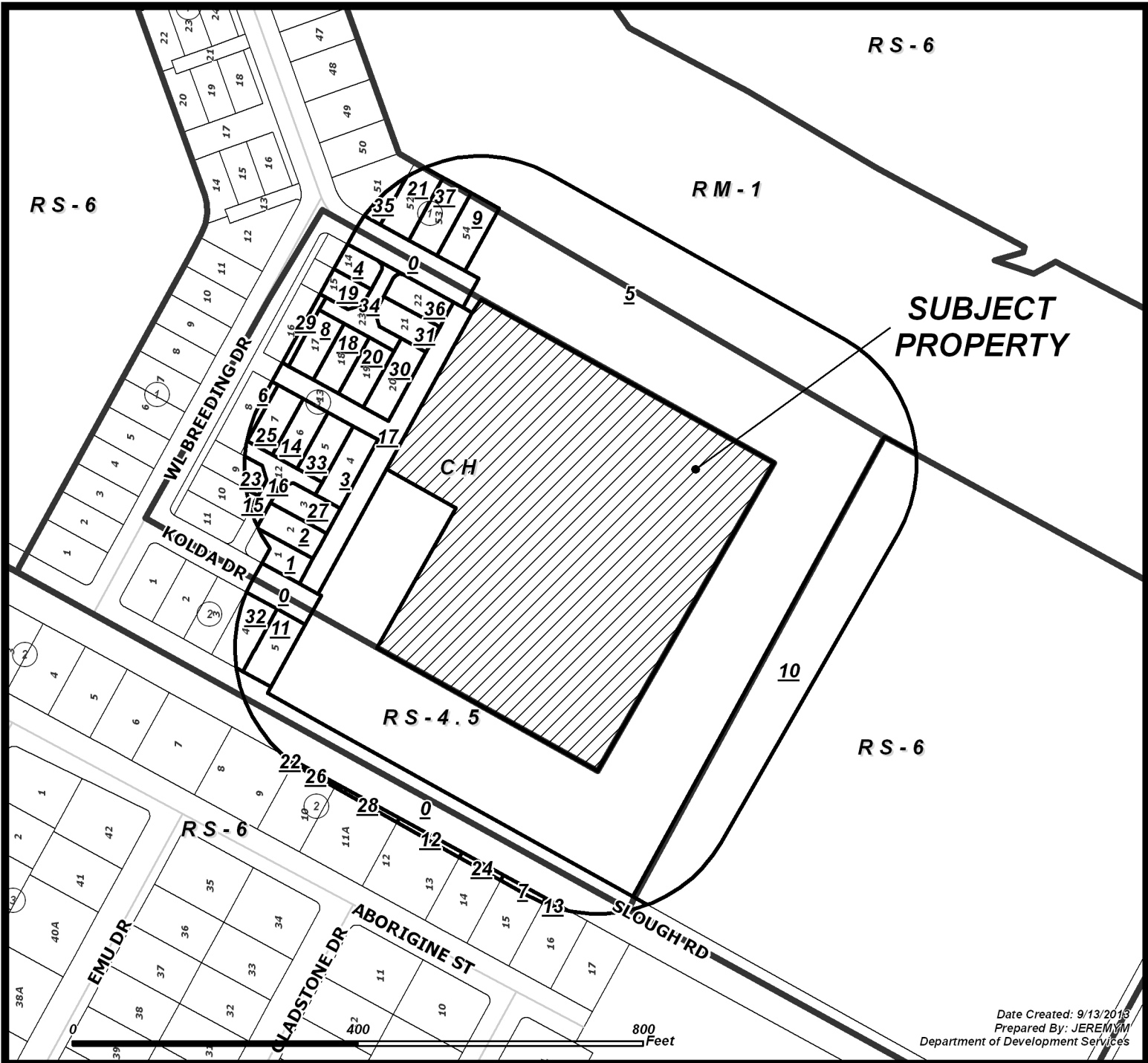
Approval of the change of zoning from the “CH” Cottage Housing District to the “RS-4.5” Single-Family 4.5 District.

Planning Commission Recommendation (October 23, 2103): Pending

Public Notification	Number of Notices Mailed – 37 within 200’ notification area; 4 outside notification area;
	<u>As of October 10, 2013:</u>
	In Favor – 1 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
Totaling 0.00% in opposition of the land within the 200-foot notification area..	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Site Plan

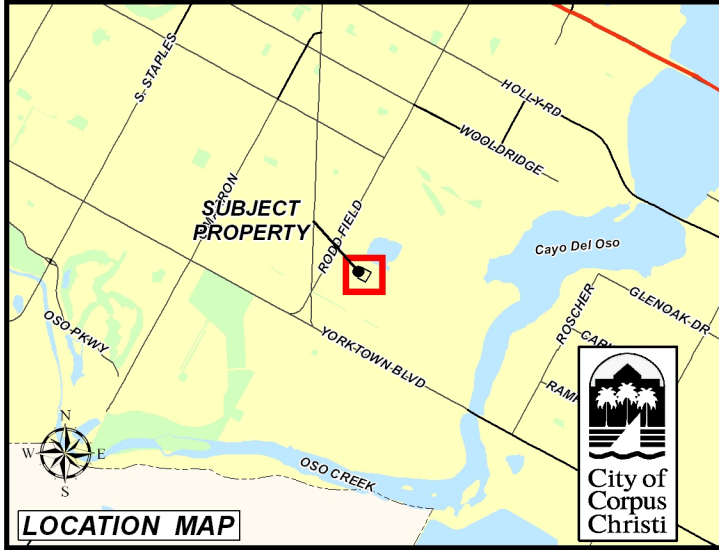


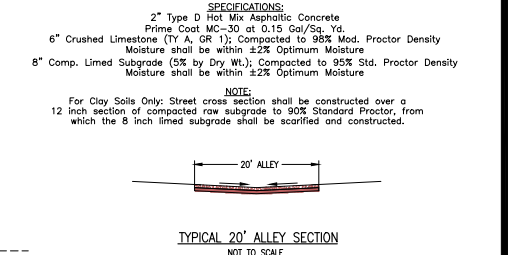
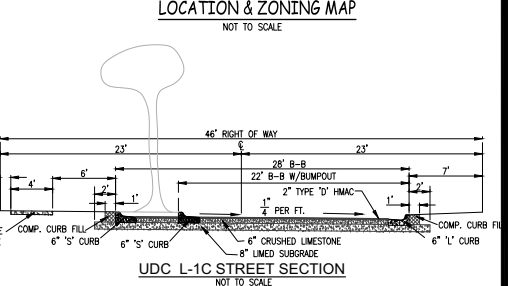
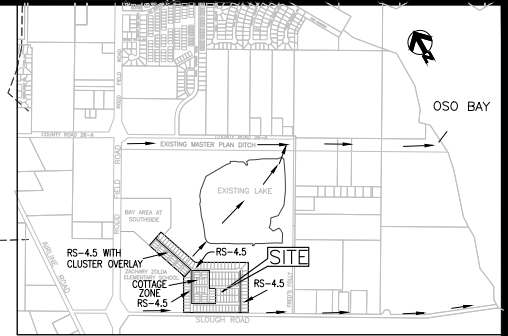
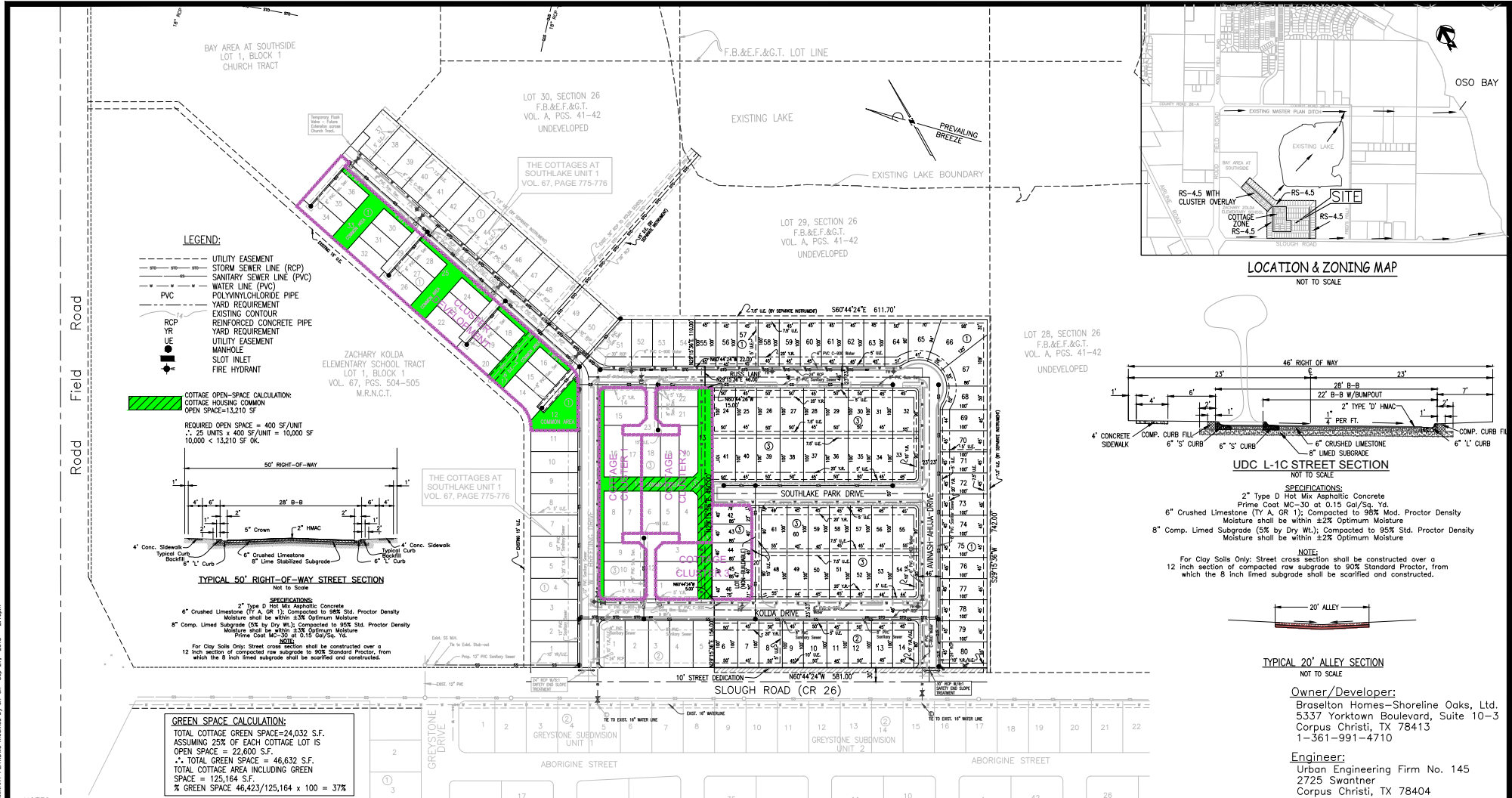
Date Created: 9/13/2013
 Prepared By: JEREMY M
 Department of Development Services

CASE: 1013-01 ZONING & NOTICE AREA

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-15	Single-Family 15
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		

Subject Property with 200' buffer
 Owners in favor
 Owners within 200' listed on attached ownership table
 Owners in opposition





GREEN SPACE CALCULATION:
 TOTAL COTTAGE GREEN SPACE=24,032 S.F.
 ASSUMING 25% OF EACH COTTAGE LOT IS OPEN SPACE = 22,600 S.F.
 * TOTAL GREEN SPACE = 46,632 S.F.
 TOTAL COTTAGE AREA INCLUDING GREEN SPACE = 125,164 S.F.
 % GREEN SPACE 46,632/125,164 x 100 = 37%

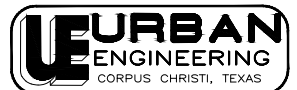
- NOTES:**
- There shall be no private lot driveway access to Slough Road for the following lots:
 Lots 1 and 80, Block 1
 Lots 1-14, Block 2
 - The following lots are deemed "non-buildable" lots and are to be deeded to the Homeowner's Association for landscaping purposes:
 Lots 12, 17, 25, and 33; Block 1
 Lot 13; Block 3
 - The following lots are deemed "non-buildable" lots and are to be deeded to the Homeowner's Association for rear access alleys:
 Lots 13, 21, and 29; Block 1
 Lots 12, 23, and 47; Block 3

- Park settlement to be monies in lieu of land dedication.
- The receiving water for the storm water runoff from this property is the Osso Bay. The TCEQ has classified the aquatic life use for the Osso Bay as "exceptional" and "oyster waters". TCEQ also categorized the receiving water as "contact recreation" use.
- According to Flood Insurance Rate Map FIRM, Nueces County, Texas (Unincorporated Areas) Community-Panel Number 485494 0540C, Revised March 18, 1985, this property is not located in a Special Flood Hazard Area and is in Zone C.
- The front and rear yard setbacks for individual cottage unit lots must not exceed 30 feet combined, and must not be less than 5 feet for either yard.
- There are no known natural water bodies, jurisdictional wetlands, endangered species habitat, State of Texas Submerged Lands or Critical Dunes on the site.
- This development meets the City's Master Drainage Plan and that the proposed drainage will not adversely affect the drainage pattern or design of the adjacent properties.
- Water and Wastewater fees shall be paid at the time of the final plat.

REVISIED PRELIMINARY PLAT FOR THE COTTAGES AT SOUTHLAKE

Corpus Christi, Texas

LEGAL DESCRIPTION:
 Being 20.42 acres of land including 10.395 acres of the Cottages at Southlake Unit 1, Vol. 67, Pages 775-776, Map Records of Nueces County Texas and 10.025 acres out of Lots 29 and 30, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Vol. 1, Pages 41-43, Map Records of Nueces County, Texas.



Firm No. 145; 2725 Swantner St., Corpus Christi, TX 78404
 PHONE: (361) 854-3101 FAX: (361) 854-6001
 JOB NO. 16198.B3.04 MFH/crr
 Revised 9-25-13
 150 100 50 0 100 200
 GRAPHIC SCALE
 1"=100'