

ZONING REPORT

Case No.: 0613-03

HTE No. 13-10000020

Planning Commission Hearing Date: June 19, 2013

Applicant & Legal Description	<p>Applicant: City of Corpus Christi Owners: Donna A. Mansch (Lot 13), Rodolfo Gil and Janie H. Gil (Lot 14), Martha Law Fuqua (Lot 15), Kristen Givens (Lot 16), Mary Kuhn and Robert E. Kuhn (Lot 18), John Swetlick and Lanicia S. Swetlick (Lot 19), Andrea Alvarez (Lot 20), and James W. Raiford and Shirley A. Raiford (Lot 21). Legal Description/Location: Lots 13-16 and Lots 18-21, Block G, Jackson Woods Subdivision Unit 1, located on Gettysburg Street and Potomac Street, east of Peachtree Street.</p>			
Zoning Request	<p>From: "ON" Office District To: "RS-6" Single-Family 6 District Area: 2.618 acres Purpose of Request: To eliminate the properties' nonconforming status.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"ON" Office	Low Density Residential	Park
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>South</i>	"RM-1" Multifamily 1	Low and Medium Density Residential & Public/ Semi-Public	Public/ Semi-Public & Low Density Residential
	<i>East</i>	"RM-1" Multifamily 1	Medium Density Residential & Public/ Semi-Public	Public/ Semi-Public
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject properties are located within the boundaries of the Northwest Area Development Plan (ADP) and are planned for park uses. The proposed change of zoning to the "RS-6" Single-Family 6 District is not consistent with the adopted Future Land Use Plan. Map No.: 061049 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject properties have 315 feet of frontage along Gettysburg Street, 116 feet of frontage along Peach Tree Street, and 321 feet of frontage along Potomac Street, which are local residential streets. The properties are located approximately 135 feet west of McKinzie Road, which is an "A2" Secondary Arterial Divided street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Gettysburg St.	Local Residential	50' ROW 28' paved	50' ROW 28' paved	Not Available
	Peachtree St.	Local Residential	50' ROW 28' paved	50' ROW 28' paved	Not Available
	Potomac St.	Local Residential	50' ROW 28' paved	50' ROW 28' paved	Not Available

Staff Summary:

Requested Zoning: The City of Corpus Christi is proposing a rezoning with agreement from the property owners from the “ON” Office District to the “RS-6” Single-Family 6 District in order to bring the existing uses into conformance with current zoning regulations. Single-family dwellings were built on the properties in the 1990’s when the former Zoning Ordinance allowed single-family dwellings in the Office District. When the Unified Development Code (UDC) went into effect, single-family dwellings were no longer allowed in the “ON” District and the single-family dwellings became nonconforming uses. The proposed rezoning would bring the existing dwellings into conformance with the UDC, thus allowing the dwellings to be reconstructed if they are ever destroyed by natural or accidental causes.

Existing Land Uses & Zoning: North and west of the subject properties are single-family dwellings zoned “RS-6” Single-Family 6 District. South of the subject properties are single-family dwellings, Jackson Woods Presbyterian Church, and multifamily structures zoned “RM-1” Multifamily 1 District. East of the subject properties is Jackson Woods Presbyterian Church and a duplex structure zoned “RM-1” Multifamily 1 District.

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

Comprehensive Plan & Area Development Plan (ADP) Consistency: The subject properties are located within the boundaries of the Northwest Area Development Plan and are not consistent with the adopted Future Land Use Plan, which slates the properties for a park use. The rezoning, however, would be appropriate for this location and it is consistent with the surrounding properties. The Future Land Use Plan needs to be updated in order to remain consistent with development in the area.

Department Comments:

- The subject properties are currently occupied by single-family dwellings. The subject properties are located within the Jackson Woods subdivision and an office use at this location would be incompatible with the surrounding neighborhood.
- A community center was previously located on the properties and was zoned as the Office District. When the community center was demolished and the property was subdivided into a single-family subdivision, a rezoning was not necessary for the

development of the single-family neighborhood because single-family dwellings were permitted in the Office District.

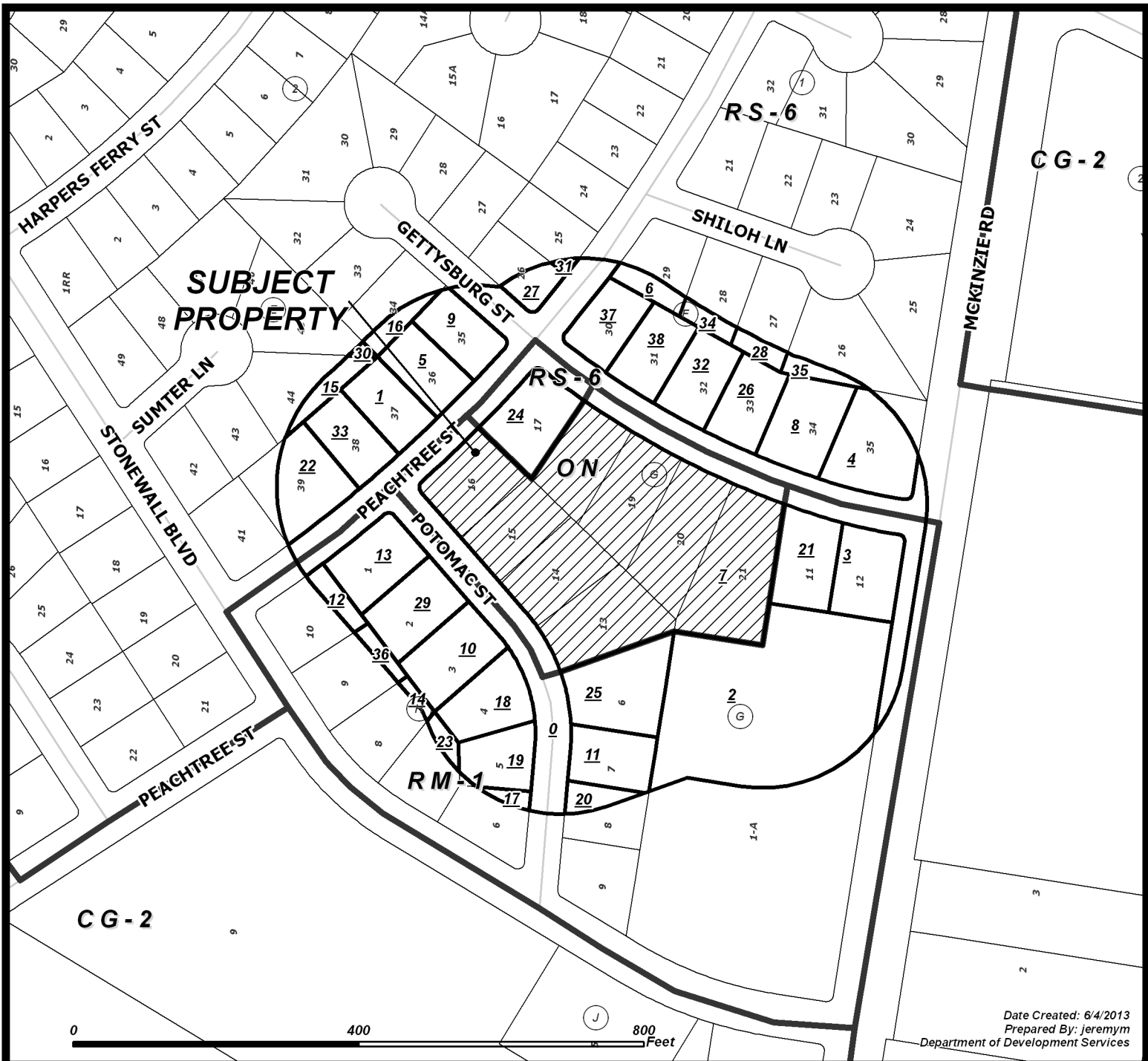
- The properties do not conform to current code. The dwellings cannot be rebuilt if they were damaged by more than 50% by a natural or accidental event.
- The property owners do not have plans to redevelop the properties or change the use of their properties
- The property owners have acknowledged their desire to rezone their properties.

Planning Commission and Staff Recommendation (June 19, 2013):

Approval of the change of zoning from the “ON” Office District to the “RS-6” Single-Family 6 District.

Public Notification	Number of Notices Mailed – 37 within 200’ notification area; 3 outside notification area
	<u>As of June 20, 2013:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
	For 0.00% in opposition.

Attachments: 1. Location Map (Existing Zoning & Notice Area)



Date Created: 6/4/2013
 Prepared By: jeremym
 Department of Development Services

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SITE - 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

4 Owners within 200' listed on attached ownership table

X Owners in opposition

