

# STAFF REPORT

Case No. 1119-05  
 INFOR No. 19ZN1036

**Planning Commission Hearing Date:** November 13, 2019

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Corpus Christi Housing Authority  <b>Applicant:</b> Gary Allsup  <b>Location Address:</b> 2427 Francis Street  <b>Legal Description:</b> Lot 6, Block 0, Phillips 66, located along the south side of Francis Street, east of South Port Avenue, and west of Cleo Street.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RS-6" Single-Family 6 District  <b>To:</b> "RS-TF" Two Family District  <b>Area:</b> 0.49 acres  <b>Purpose of Request:</b> To allow for the construction of two duplexes.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>South</i>	"CG-2" General Commercial	Commercial	Commercial
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>West</i>	"IL" Light Industrial	Commercial and Light Industrial	Commercial and Light Industrial
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for medium density residential uses. The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.  <b>Map No.:</b> 047042  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 110 feet of street frontage along Francis Street which is designated as a "Local/Residential" Street. According to the Urban Transportation Plan, "Local/Residential" Streets can convey a capacity up to 500 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Francis Street	“Local/Residential”	50’ ROW 28’ paved	60’ ROW 30’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two Family District to allow for the construction of two duplexes.

**Development Plan:** The subject property is 0.49 acres in size. The owner is proposing to replat the subject property into two lots and construct a duplex on each lot. According to the applicant the purpose of the request is to make rental affordable housing for upper lower & middle income tenants by creating four individual housing units consisting of two single story duplex buildings. Each duplex will accommodate two off-street parking spaces. The proposed duplexes will also serve as a transitional area between the existing single-family subdivision and the surrounding commercial businesses.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-6” Single-Family 6 District, is the site of a former single-family home, and has remained vacant since 2011. To the north are platted single-family lots zoned “RS-6” Single-Family 6 District (Phillips, 1938). To the south separated by an alley are various commercial businesses consisting of a restaurant (Whataburger) zoned “CG-2” General Commercial District. To the east are platted single-family lots zoned “RS-4.5” Single-Family 4.5 District (Phillips 66, 1941). To the west separated by an alley are various commercial businesses consisting of an auto repair business (Danny’s Tire Service) and a distribution company (Garcia Banana Co.) zoned “IL” Light Industrial District.

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

**Plat Status:** The property is platted.

**Utilities:**

**Water:** 6-inch CIP line located along Francis Street.

**Wastewater:** 6-inch VCP line located along the western alleyway.

**Gas:** 2-inch Service Line located along the western alleyway.

**Storm Water:** 21-inch line located along Francis Street.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the “RS-TF” Two Family District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle. (Housing and Neighborhoods Policy Statement 2).
- Corpus Christi sustains and maintains established neighborhoods. (Housing and Neighborhoods Policy Statement 7).
- Promote the stabilization, revitalization and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining residential properties, and does not have a negative impact upon the adjacent commercial properties.
- The proposed single-family development is consistent with the adjacent single-family residential subdivision. Additionally, the proposed duplexes will serve as a transitional area between the single-family homes and the adjacent commercial businesses.

**Staff Recommendation:**

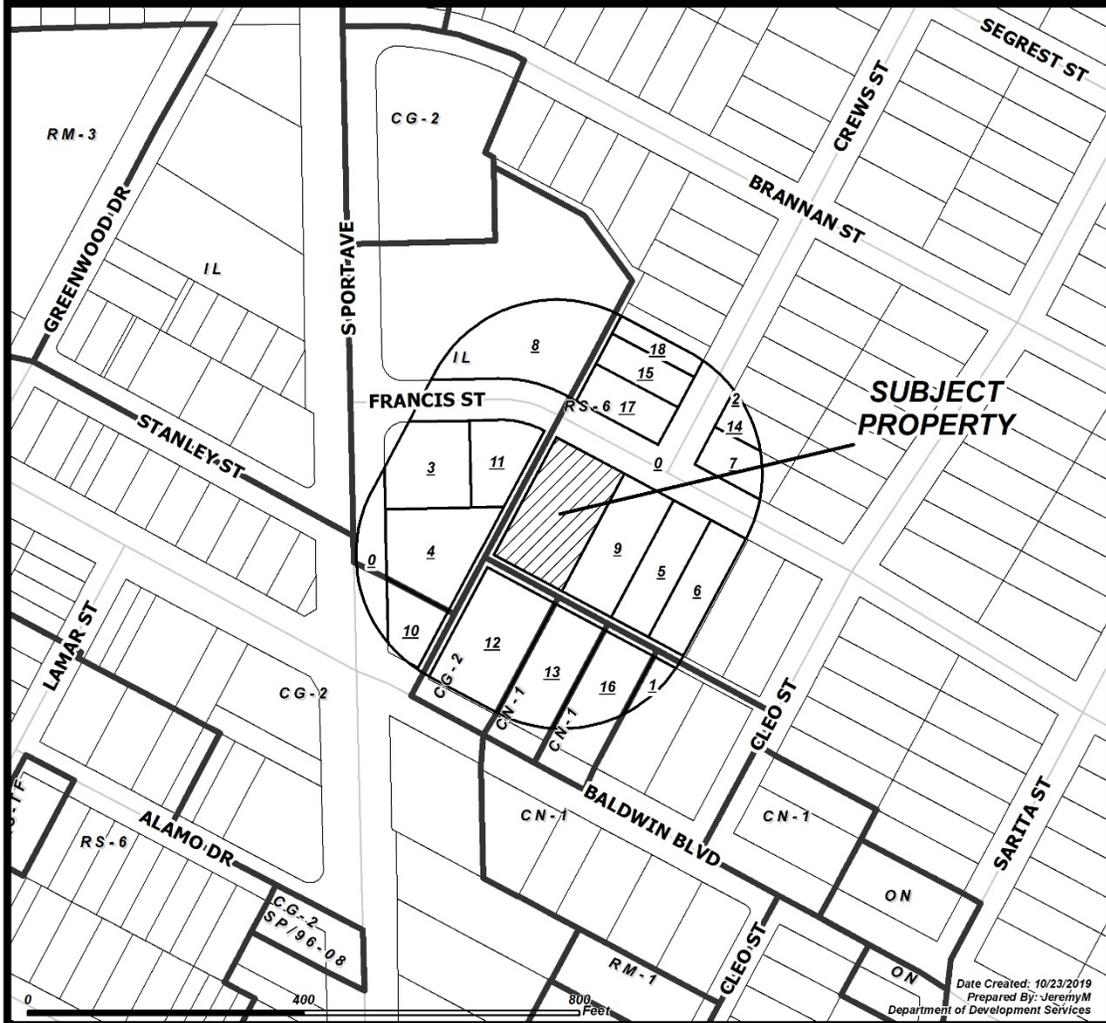
Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two Family District.

<b>Public Notification</b>	Number of Notices Mailed – 18 within 200-foot notification area 5 outside notification area
	<b><u>As of November 8, 2019:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
Totaling 0.00% of the land within the 200-foot notification area in opposition.	

**Attachments:**

- Location Map (Existing Zoning & Notice Area)
- Proposed Site Plan
- Public Comments Received (if any)

Exhibit A



Date Created: 10/23/2019  
Prepared By: Jeremy M  
Department of Development Services

**CASE: 1119-05**  
**ZONING & NOTICE AREA**

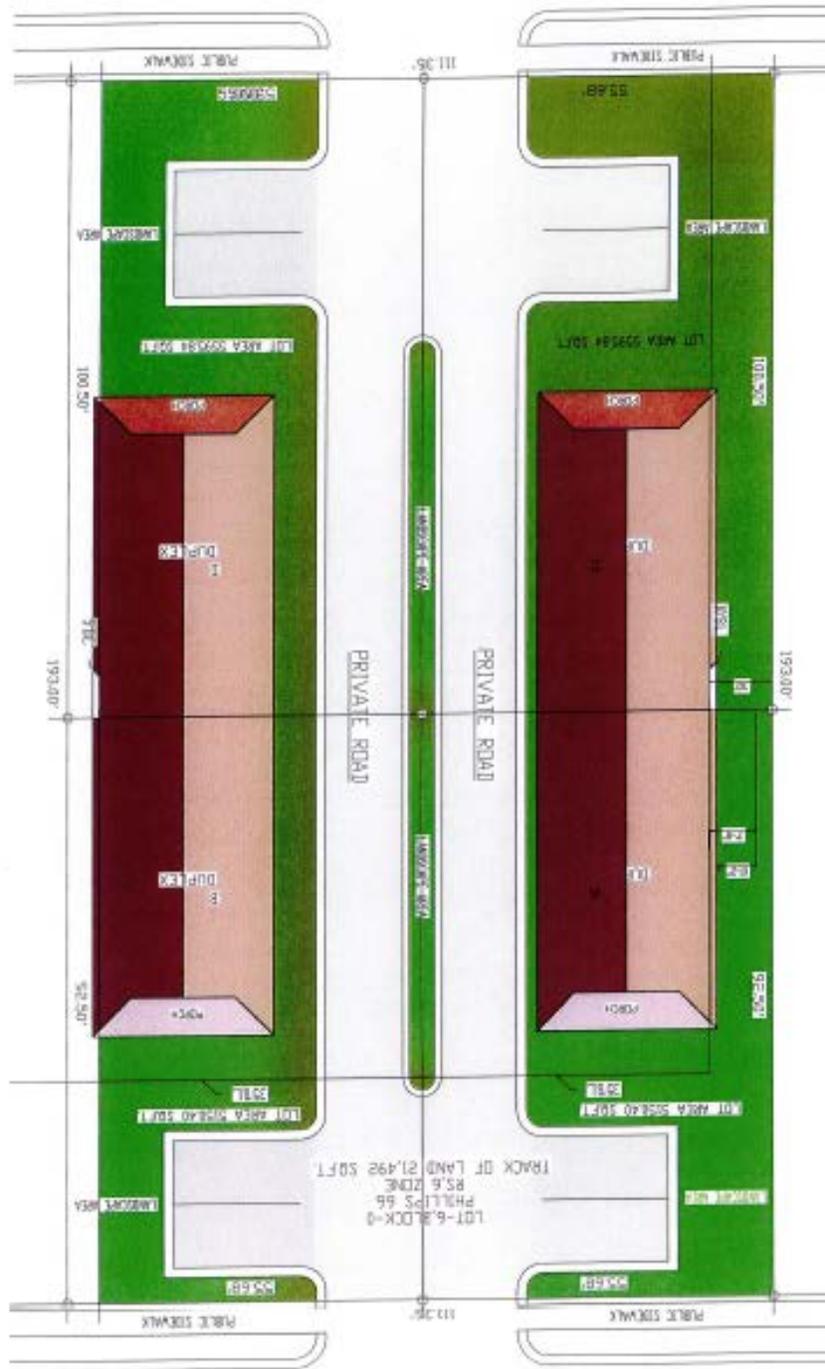
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-A1 Multifamily A1	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-2 General Commercial	RS-TH Townhouse
CG-1 Intensive Commercial	SP Special Permit
CBD Downtown Commercial	RV Recreational Vehicle Park
CR-3 Resort Commercial	RMH Manufactured Home
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

**LOCATION MAP**



Exhibit B



2427 FRANCES STREET

SITE PLAN  
2-1-18/1755 420199