



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 9, 2013
Second Reading for the City Council Meeting of July 16, 2013

DATE: June 17, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
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**Rezoning from Office to Single-Family by
City of Corpus Christi for properties in Jackson Woods Subdivision
Property Address: 10609-10621 Gettysburg St. and 10618-10630 Potomac St.**

CAPTION:

Case No. 0613-03 City of Corpus Christi: A change of zoning from the "ON" Office District to the "RS-6" Single-Family 6 District, resulting in a change to the Future Land Use Plan from park to low density residential. The property is described as 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.

PURPOSE:

The purpose of this item is to rezone the subject properties to eliminate their nonconforming status.

RECOMMENDATION:

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.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the City of Corpus Christi is proposing a rezoning from the "ON" Office District to the "RS-6" Single-Family 6 District in order to bring the existing single-family dwellings into conformance with current zoning regulations. Single-family dwellings were built on the properties in the 1990's at a time when the former Zoning Ordinance allowed single-family dwellings in the Office District. The Unified Development Code (UDC) no longer allows single-family dwellings in the "ON" District. 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. The continued existence of single-

family dwellings is an appropriate use of the subject properties. The property owners are in agreement with this rezoning. Lot 17 of Jackson Woods Subdivision Unit 1, on the southwest corner of Gettysburg Street and Peachtree Street, was rezoned to the "RS-6" District on March 19, 2013, by the owners of the property.

ALTERNATIVES:

1. Approve an intermediate zoning district;
2. Approval of a special permit; or
3. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is not consistent with the Future Land Use Plan, which slates the properties for a park use. However, low density residential uses are appropriate for this location.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, and Planning Commission

FINANCIAL IMPACT:

- Operating
 Revenue
 Capital
 Not applicable

Fiscal Year: 2012-2013	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

- Aerial Overview Map
- Zoning Report with Attachments
- Ordinance with Exhibits