

PLANNING COMMISSION FINAL REPORT

Case No.: 1013-02
 HTE No. 13-10000033

Planning Commission Hearing Date: October 23, 2013

Applicant & Legal Description	<p>Applicant/Owner: The Mokry Family (Tim J. Mokry, Gerard L. Mokry, Catherine J. Mokry, Edmund J. Mokry, Loraine Mokry Nemec, Leona Mokry Williams, Thelma Eugenia Mokry, and Estate of Louis V. Mokry, Deceased) Representative: Larry Mokry Legal Description/Location: Being a 4.01-acre tract of land, more or less, out of Lot 31, Section 11, Flour Bluff and Encinal Farm and Garden Tracts, located on both sides of Corsica Road and approximately 620 feet east of South Staples Street (FM 2444).</p>			
Zoning Request	<p>From: "RM-1" Multifamily 1 District To: "RS-6" Single-Family 6 District Area: 4.01 acres Purpose of Request: To allow for the development of an 18-lot single-family residential subdivision.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-1" Multifamily 1	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Vacant	Low Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5	Low Density Residential	Low Density Residential
	<i>East</i>	"RS-6" Single Family 6	Low Density Residential	Low Density Residential
	<i>West</i>	"CN-1" Neighborhood Commercial	Vacant	Commercial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for medium-density residential uses. The proposed change of zoning to the "RS-6" Single-Family 6 District, which is a low-density residential district, is inconsistent with the adopted Future Land Use Plan. Map No.: 044032 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property consists of two sites, each having 308 feet of frontage along Corsica Road. Corsica Road is a local residential street located to the east of and intersecting with South Staples Street (FM 2444).				
Street Right-of-Way (ROW)	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Corsica Road	Local	50' ROW, 28' paved	60' ROW, 40' paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “RM-1” Multifamily 1 District to the “RS-6” Single-Family 6 District to allow for the development of an 18-lot single-family residential subdivision. A single-family residential subdivision is an allowed use in the existing “RM-1” Multifamily 1 District, but the development of a single-family residential subdivision within a multifamily zoning district requires construction of larger utility lines and street widths than a single-family zoning district would require. Down-zoning the subject property allows the developer to follow the design and infrastructure regulations of a typical low-density residential development.

Applicant’s Development Plan: The applicant plans to develop the subject property with a single-family residential subdivision. The subject property consists of two 2-acre tracts of land on each side of Corsica Road. The developer will subdivide each tract into nine lots with a minimum lot size of 6,000 square feet.

Existing Land Uses & Zoning: Located to the north of the subject property is vacant land zoned “RS-6” Single-Family 6 District. To the west of the subject property is vacant land zoned “CN-1” Neighborhood Commercial District. To the south and east of the subject property are single-family residential neighborhoods zoned “RS-4.5” Single-Family 4.5 District and “RS-6” Single-Family 6 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 (ADP) Consistency: The proposed rezoning is inconsistent with the adopted Future Land Use Plan, which slates the subject property for a medium-density residential use, which is a multifamily use ranging from 8 to 22 dwelling units per acre. The proposed rezoning, however, would allow residential uses within the density limit of the existing zoning district. Although the subject property was planned for multifamily uses originally, a sufficient amount of multifamily housing stock and multifamily-zoned property already exists in vicinity of the subject property due to previous rezonings on Timbergate Drive for apartment

complexes. The proposed rezoning to a single-family zoning district would contribute to the availability of low-density housing stock and would be consistent with the zoning districts and developments to the east and south.

Plat Status: The subject property is not platted.

Department Comments:

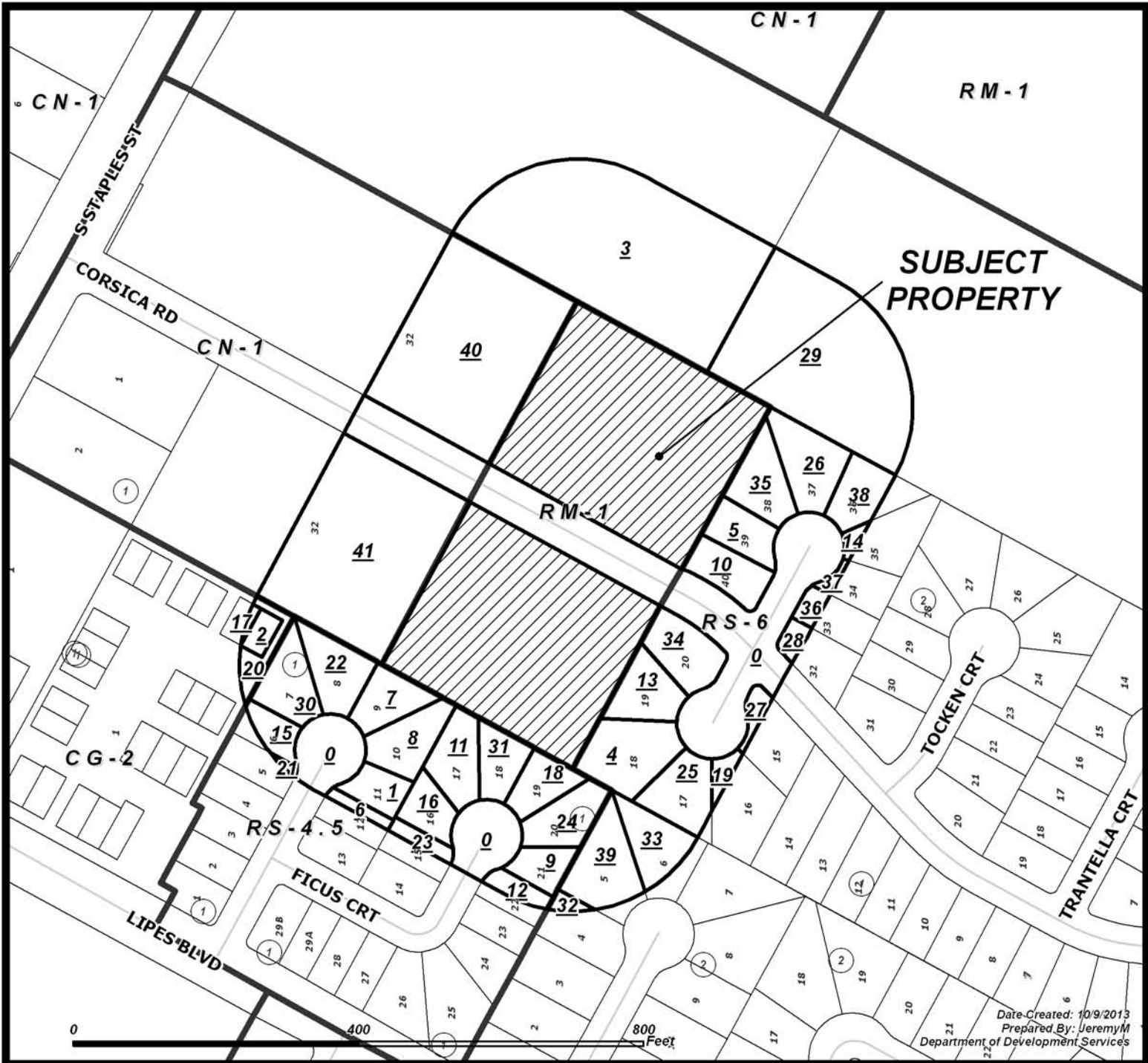
- The subject property is suited for the proposed uses.
- The change of zoning from the “RM-1” Multifamily 1 District (medium density) to the “RS-6” Single-Family 6 District (low density) would be consistent and compatible with the single-family zoning to the north and east.
- For the proposed use, rezoning to the single-family district would prevent future multifamily uses from developing within the proposed single-family development without a rezoning.
- For the proposed use, the existing “RM-1” District would burden the developer with unnecessary costs for upsized infrastructure, such as an eight-inch rather than six-inch water line, 60-foot wide streets rather than 50-foot wide streets and other more stringent requirements.
- Rezoning the subject property to a single-family district will not detract from the City’s ability to accommodate multifamily uses in this area. Mirador senior apartments was built in the last few years on Timbergate Drive. A large multifamily apartment complex is under construction on the north side of Timbergate Drive and another 15 acres of land on the south side of Timbergate Drive is zoned for multifamily uses.

Planning Commission and Staff Recommendation (October 23, 2013):

Approval of the rezoning from the “RM-1” Multifamily 1 District to the “RS-6” Single-Family 6 District.

Public Notification	Number of Notices Mailed – 41 within the 200-foot notification area; 5 outside the notification area
	<u>As of October 31, 2013:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
Totaling 0% in opposition.	

- Attachments:
1. Location Map (Existing Zoning & Notice Area)
 2. Typical Layout Subdivision

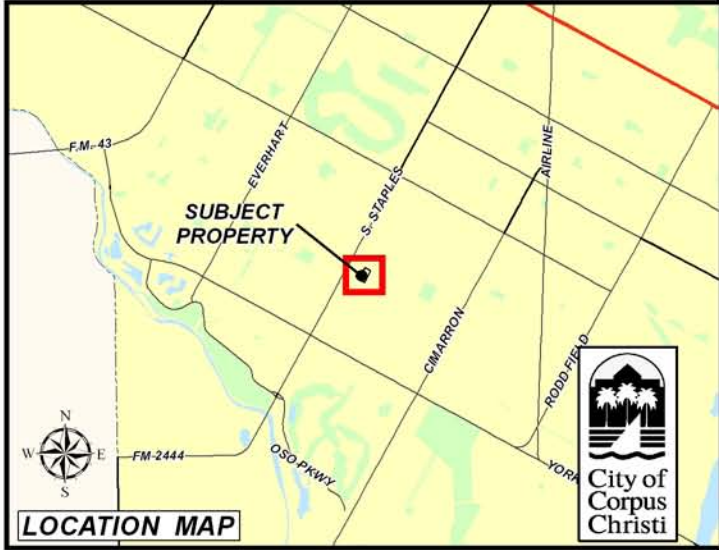


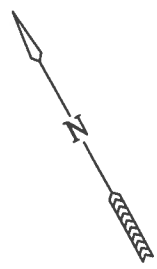
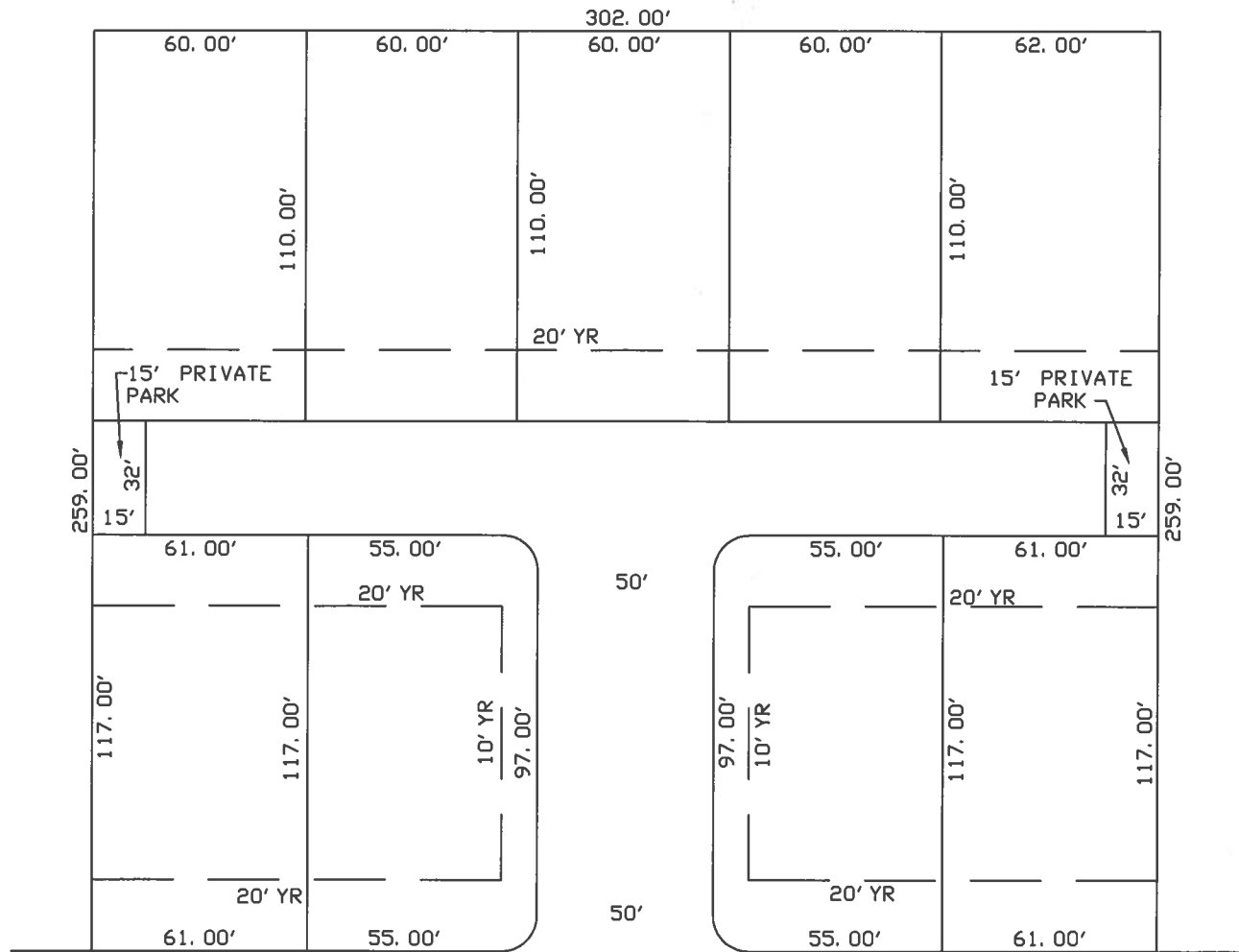
Date Created: 10/9/2013
 Prepared By: Jeremy M
 Department of Development Services

CASE: 1013-02 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





CORSICA DR.

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BASS AND WELSH ENGINEERING
 CORPUS CHRISTI, TX
 SURVEY REG. NO. 100027-00, TX
 ENGINEERING REG. NO. F-52, FILE:
 EXB-CORSICA 1, JOB NO. 12085,
 SCALE: 1" = 50'
 PLOT SCALE: SAME, PLOT DATE:
 8/28/13, SHEET 1 OF 1