



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of December 18, 2012
Second Reading/Action Item for the City Council Meeting of January 8, 2012

DATE: November 8, 2012

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Interim Director, Department of Development Services
MarkVV@cctexas.com
(361) 826-3246

PUBLIC HEARING – CHANGE OF ZONING
Advanced Housing Alternatives Corporation (Case No. 1112-02)
Change from “RS-6” Single-Family 6 District to “CH” Cottage Housing District
Property Address: 878 Oak Park Avenue, 849 and 847 Erwin Avenue

CAPTION:

Case No. 1112-02 Advanced Housing Alternatives Corporation: A change of zoning from the “RS-6” Single-Family 6 District to the “CH” Cottage Housing District, resulting in a change of future land use from low density residential to medium density residential. The property to be rezoned is described as Oak Park, Block 9, Lots 10, 11, 12, 23, and the north 28 feet of Lot 13, located on Mueller Street between Oak Park Avenue and Erwin Avenue.

PURPOSE:

The purpose of this item is to rezone the property to allow construction of a nine-unit cottage housing development.

RECOMMENDATION:

Planning Commission and Staff Recommendation (November 7, 2012):
Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CH” Cottage Housing District.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “CH” Cottage Housing District to allow construction of a nine-unit cottage housing development, which will be the second phase of the Oak Park Cottages. The first phase, located across Erwin Avenue and constructed in early 2012, consists of eight units. The “CH” District allows the developer to take advantage of smaller lot sizes, and increased density, while providing centralized common open space and a cottage architectural theme.

The proposed cottage housing development will consist of nine separate dwelling units. The developer will construct a total of two one-bedroom houses, five two-bedroom houses, and two three-bedroom houses on the property. There will be a minimum common open space of 400 square feet per cottage unit with a total of 3,600 square feet.

The proposed Cottage Housing development will utilize efficient land use development techniques to provide affordable housing, promote infill development, and provide opportunities for home ownership. Cottage Housing developments provide affordable housing by utilizing increased densities, decreased setbacks, lot sizes, and parking requirements. This allows the developer greater flexibility in design and construction, which allows the savings to be passed on to the potential home owner. The proposed project is redeveloping property on a vacant tract of land that might otherwise have remained vacant for some time.

ALTERNATIVES:

1. Approve an intermediate zoning district or Special Permit; or
2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is consistent with elements of the Comprehensive Plan, however, it is not consistent with the adopted Future Land Use Plan, which slates the property for a low density residential use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning, 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