

ZONING REPORT

Case No.: 0712-01

HTE No. 12-10000018

Planning Commission Hearing Date: August 29, 2012 (Tabled from July 18, 2012)

Applicant & Legal Description	Applicant/Representative: Garron Dean Owners: Jerry Robert Baugh, Jr., Gertrude Baugh, and James Michael Tubbs Legal Description/Location: Alameda Estates, Block 3, Lot 8, located on the north side of Walton Place and east of Robert Drive.			
Zoning Request	From: "RS-6" Single-Family 6 District To: "RS-6/PUD" Single-Family 6 District with a Planned Unit Development Overlay Area: 0.92 acres (40,075 square feet) Purpose of Request: To allow the construction of five duplex structures on one platted lot.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family	Vacant	Low Density Residential
	<i>North</i>	"RS-6" Single-Family	Low Density Residential	Low Density Residential
	<i>South</i>	"RS-6" Single-Family & "ON" Office	Vacant & Low Density Residential	Low Density Residential & Professional Office
	<i>East</i>	"RS-6" Single-Family	Low Density Residential	Low Density Residential
	<i>West</i>	"RS-4.5" Single-Family & "RS-6" Single-Family	Low Density Residential	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located in the Southeast Area Development Plan (ADP) and is planned for low density residential uses. The proposed change in zoning to the "RS-6" District with a Planned Unit Development Overlay (PUD) is not consistent with the adopted Future Land Use Map with regards to density. Map No.: 043038 & 042038 Zoning Violations: None			
Transport -ation	Transportation and Circulation: The subject property has 132 feet of frontage on Walton Place, a Local Residential Street, and is approximately 110 feet east of Robert Drive, which is a "C1" Minor Residential Collector.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Walton Place	Local Residential	50' ROW, 28' paved	50' ROW, 28' paved	Not Available
	Robert Drive	C1 Minor Residential Collector	60' ROW, 40' paved	60' ROW, 28' paved	4,982 ADT

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development Overlay (PUD) to allow the construction of five duplex structures on a 0.92-acre platted lot. The “RS-6” District does not allow multi-family development or multiple duplex structures on a single lot. The PUD is being requested because the proposed development will not meet the standards of the “RS-TF” Two-Family District or the “RM-1” Multifamily 1 District and it will afford more compatibility with the single-family neighborhood.

Applicant’s Development Plan: The applicant plans to build five one-story leasable duplex buildings on a 0.92-acre site. The number of dwelling units would total 10 for a density of 10.87 dwelling units per acre. The development would be classified as “medium density residential,” which ranges from eight to 22 dwelling units per acre. Each dwelling unit is approximately 980 square feet in floor area, with each structure being 1,960 square feet. The proposed buildings would cover approximately 24% of the site.

Existing & Future Land Uses: Located to the north, south, east and west of the subject property are single-family houses in the “RS-6” District. To the south of the subject property is a vacant lot zoned “ON” Office District. One single-family lot to the west is zoned “RS-4.5” Single-Family 4.5 District. The area is proposed for “low density residential” uses with the exception of the professional office use to the southwest of the subject property.

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

Comprehensive Plan & Area Development Plan (ADP) Consistency: The proposed development plan is not consistent with the adopted Future Land Use Map with regards to residential density. The site and majority of adjacent properties are slated for low density residential land use, which is classified as up to eight dwelling units per acre. The developer’s proposed density of 10.87 dwelling units per acre is in the bottom of the range for medium density residential land use (8 - 22 dwelling units per acre).

The proposed rezoning is consistent with other aspects of the Comprehensive Plan, such as encouraging infill development on vacant tracts within developed areas and encouraging Planned Unit Developments and other creative land planning techniques (*Comprehensive Plan*, Residential Policy Statements H and L).

Plat Status: The subject property is currently platted.

Department Comments:

- Infill development should be encouraged in the city. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city.
- Using a PUD would commit the developer to a site plan that could not be changed significantly without a public hearing and the PUD would establish conditions to create increased compatibility with the adjacent neighborhood.
- Staff recommends against a rezoning to a multifamily district that permits multifamily uses by-right and instead recommends a PUD in order to control the design requirements and create compatibility with the surrounding single-family neighborhood while allowing infill development.
- The proposed PUD maintains the “RS-6” District as the base zone, which provides more consistency with the Future Land Use Map.

Planning Commission and Staff Recommendation (August 29, 2012):

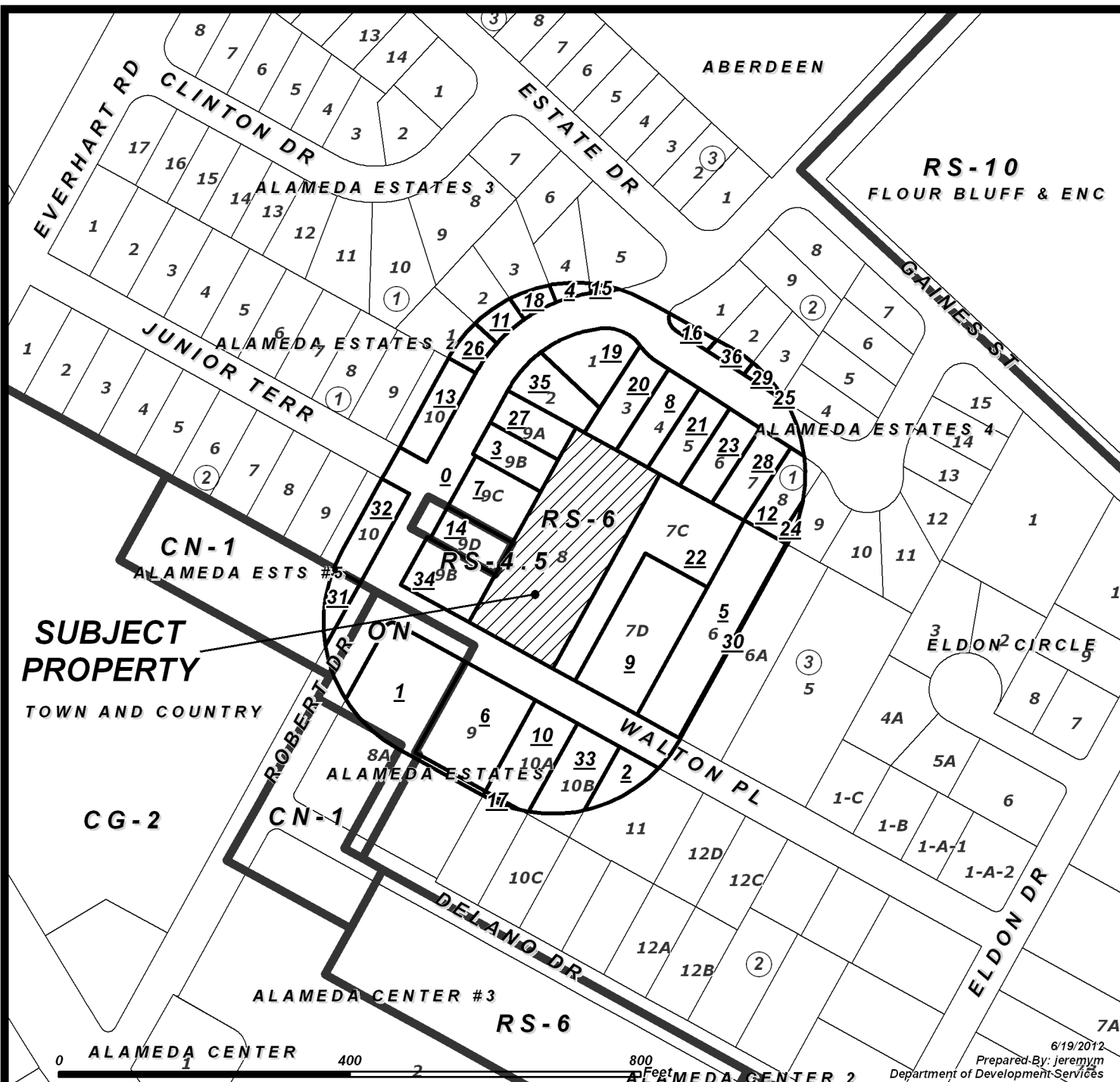
Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development Overlay, subject to the following 12 conditions:

1. **Development Plan:** The Owners shall develop the Property in accordance with the site plan and architectural plan (Exhibits B and C, respectively). The Property may contain up to five duplex structures on one platted lot so long as all of the remaining enumerated conditions are met.
2. **Density:** The number of dwelling units on the Property cannot exceed 10.
3. **Setbacks:** The minimum front yard setback must be in accordance with the approved plat. A minimum 10-foot rear yard and five-foot side yard setback must be provided.
4. **Open Space/Building Coverage:** Open space must be provided at a minimum of 40% of the site. Building coverage cannot exceed 60% of the site.
5. **Height:** Buildings on the Property cannot exceed one-story and 20 feet in height.
6. **Landscaping:** The street yard must be landscaped according to the residential landscaping standards of 30% landscaped area and 0.06 points per square foot of total street yard. Parking within the street yard must be screened with shrubs averaging 24 to 36 inches in mature height within a five-foot wide landscape strip and in accordance with the UDC.

7. **Screening:** A six-foot solid wood screening fence along the north, east and west property boundary lines must be constructed, maintained, and remain in place.
8. **Trash:** The Owners shall ensure that no dumpster or community trash bin is placed or located between the public right-of-way line and the facade of the structures located nearest to Walton Place.
9. **Lighting:** All outdoor lighting must be designed and installed in accordance with the UDC. Security and parking lighting must be shielded and light trespass onto the right-of-way and adjacent properties must be limited to one foot-candle. Light fixtures cannot exceed 15 feet in height.
10. **Parking:** Each dwelling unit must be provided two parking spaces. A minimum of two guest parking spaces is required to be provided on the Property.
11. **Access:** Each duplex structure must have access to a private access drive of not less than 24 feet in paved width. The private access drive is required to be striped to indicate "Fire Lane/No Parking" so as to maintain the access drive for emergency vehicles. Additionally, a fire truck turn-around is required on the Property.
12. **Time Limit:** A complete building permit application must be submitted for the development on the Property within 24 months of the approval date of this ordinance.

Public Notification	Number of Notices Mailed – 36 within 200' notification area; 1 outside notification area
	<u>As of March 20, 2013:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 16 (inside notification area); 1 (outside notification area)
	For 35.64% in opposition. This case requires 3/4 vote.

Attachments: 1. Site Map (Existing Zoning & Notice Area)
2. Site Plan
3. Architectural Plan & Dwelling Unit Floor Layout



6/19/2012

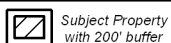
Prepared By: jeremym

Department of Development Services

CASE: 0712-01

2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

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		



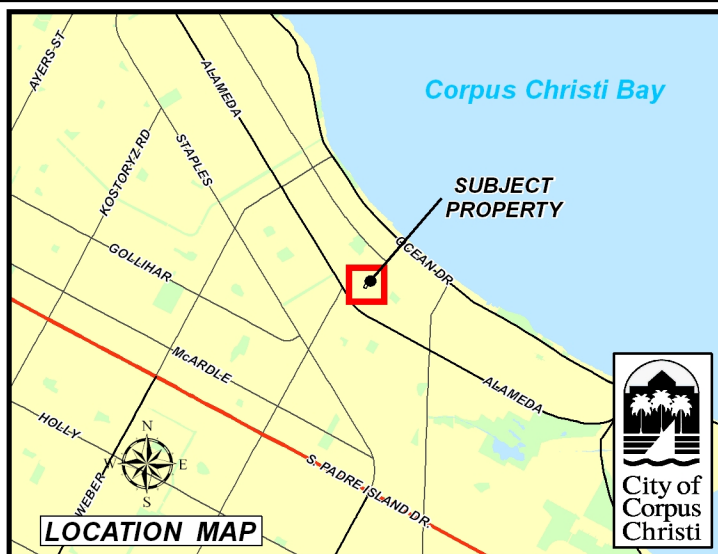
Subject Property
with 200' buffer



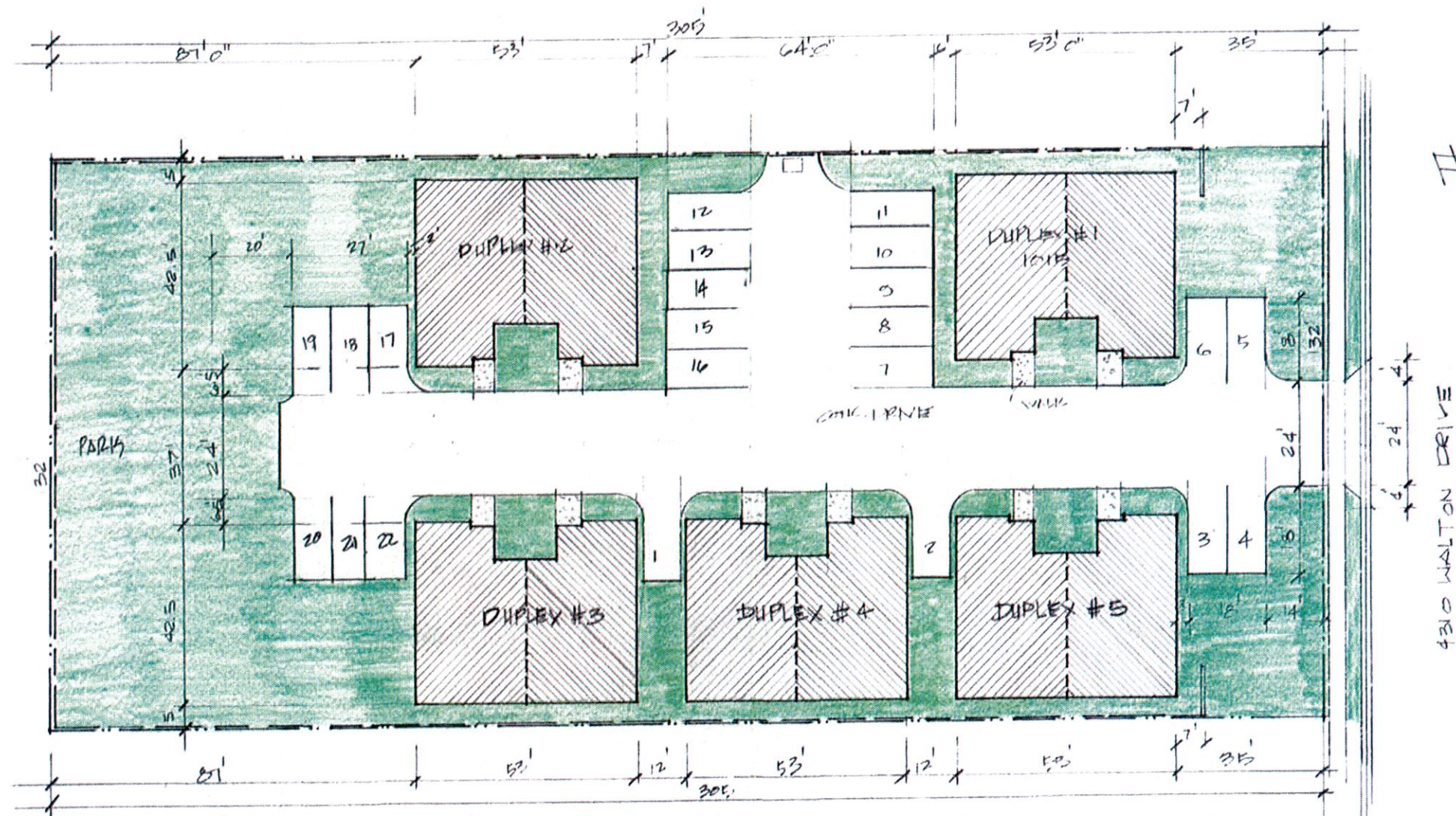
Owners
in favor

4 Owners within 200' listed on
attached ownership table

X Owners
in opposition



PROPOSED ZONING CHANGE
 LOT 8 PUK 3 SLAMEDA ESTATE
 FROM R2-6 TO R5-6 PUD
 PARKING: 10 UNITS X 2 = 20 + 2 GUEST PARKING, SHOWN 22



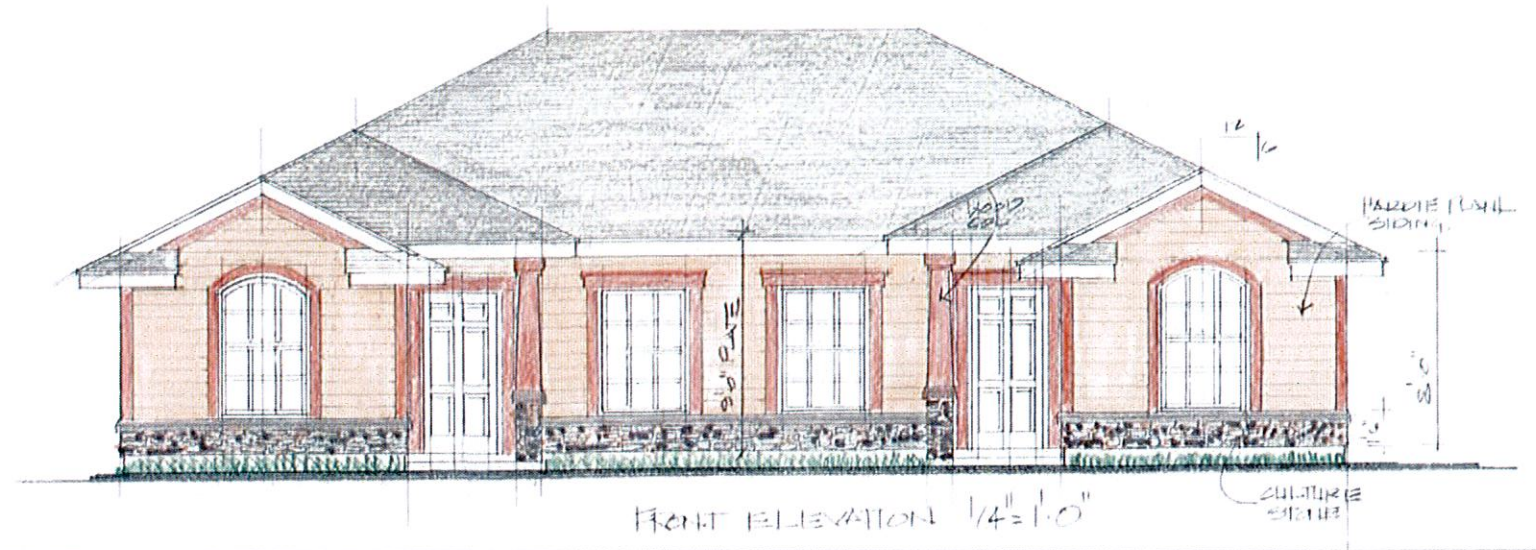
4310 WALTON DRIVE

EXIST FIRE HYDRANT
 ON SOUTH SIDE OF
 WALTON @ ROBERT

SITE PLAN 1/20"=1.0"

9.10.12

6132



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Designs by Romel, Inc.
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BUILDER

UNIT # A HOUSE	AREA 180	PERCH 22
UNIT # B HOUSE	AREA 180	PERCH 22

LEGAL

ALAMEDA ESTATES

CORPUS CHRISTI TEXAS