



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of February 9, 2016
Second Reading for the City Council Meeting of February 16, 2016

DATE: January 19, 2016

TO: Ronald L. Olson, City Manager

FROM: Daniel McGinn, AICP CFM, Interim Director, Development Services Department
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<p>Public Hearing and First Reading for Property at 1914 Lipan Street</p>
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CAPTION:

Case No. 0116-02 City of Corpus Christi: A change of zoning from the "IH" Heavy Industrial District to the "RS-4.5" Single-Family 4.5 District. The property is described as Lot 5A, Block 4, Brennan Addition, located on the north side of Lipan Street between Coke Street and 19th Street.

PURPOSE:

The purpose of this item is to rezone the property to allow the construction of single-family housing.

RECOMMENDATION:

Planning Commission and Staff Recommendation:

Approval of the change of zoning from the "IH" Heavy Industrial District to the "RS-4.5" Single-Family 4.5 District.

For: 6
Against: 0
Absent: 3

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is proposing to develop three single-family dwellings on the 0.33-acre site. The site is part of the City's initiative to create affordable housing and infill development. The Unified Development Code will require the property to be replatted into three lots with a minimum lot size of 4,500 square feet for each lot. The "RS-4.5" District requires a 20-foot wide front yard, and five-foot side and rear yards.

The proposed rezoning is consistent with the Comprehensive Plan. The proposed rezoning is compatible with surrounding uses; however the surrounding Heavy Industrial zoning conflicts with residential uses. This area may need to be reviewed for a possible City initiated rezoning, given the amount of vacant land and the goals of the Central Business Plan to encourage new or revitalization of residential uses in the area. The property is suitable for the proposed residential uses and currently served by water and wastewater lines, a street with curb, gutter and a sidewalk. A drainage ditch abuts the property to the north. The rezoning and subsequent zoning map amendment will not negatively impact the surrounding properties.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Central Business Area Development Plan (ADP). The proposed rezoning to the "RS-4.5" Single Family 4.5 District is not consistent with the adopted Future Land Use Map's designation of the property for Professional Office uses, but the concept of adding housing to the area is consistent with the Central Business Area Development Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2015-2016	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:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report