

PLANNING COMMISSION FINAL REPORT

Case No. 0116-02

HTE No. 15-10000068

Planning Commission Hearing Date: January 13, 2016

Applicant & Legal Description	Applicant/Owner: City of Corpus Christi Legal Description/Location: Lot 5A, Block 4, Brennan Addition, located on the north side of Lipan Street between Coke Street and 19th Street.			
Zoning Request	From: "IH" Heavy Industrial District To: "RS-4.5" Single Family 4.5 District Area: 0.33 acres Purpose of Request: To allow the construction of single-family housing.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"IH" Heavy Industrial	Vacant	Professional Office
	North	"IH" Heavy Industrial	Single-family	Medium Density Residential
	South	"IH" Heavy Industrial	Commercial and Vacant	Commercial
	East	"IH" Heavy Industrial	Vacant	Medium Density Residential
	West	"IH" Heavy Industrial	Light Industrial and Single-family	Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Central Business Area Development Plan and is planned for professional office uses. The proposed rezoning to the "RS-4.5" Single Family 4.5 District is not consistent with the adopted Future Land Use Plan map but the concept of adding housing to the area is consistent with the Central Business Area Development Plan. Map No.: 046044 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 155 feet of street frontage along Lipan Street, which is designated by the Urban Transportation Plan as a C1 Minor Residential Collector street. The maximum desirable average daily trips for a C1 street is 1,000 to 3,000 trips.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Lipan Street	C1 Collector	60' ROW 40' paved	63' ROW 36' paved	N/A

Staff Summary:

Requested Zoning: The applicant has requested rezoning from the “IH” Heavy Industrial District to the “RS-4.5” Single-Family 4.5 District.

Development Plan: 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 City program is targeting infill development in Community Block Grant eligible neighborhoods on private and City-owned property. At a minimum, the Unified Development Code would 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.

Existing Land Uses & Zoning: All the adjacent property is zoned “IH” Heavy Industrial. Properties to the north have a drainage ditch and single family dwellings. To the west is a light industrial used lot and single-family dwellings. East of the subject property are two vacant lots. The property to the south has a commercial use, Habitat for Humanity Restore.

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

Comprehensive Plan & Area Development Plan Consistency: The proposed rezoning to the “RS-4.5” Single-Family District is consistent with the Central Business Area Development Plan to encourage additional housing in or near the Central Business District. However, the adopted Future Land Use Plan’s designation of the property as Professional Office is not consistent with the proposed zoning to a residential district. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

- The conflict with the Future Land Use map designation of Professional Office is mitigated by the fact that development of single family dwellings will result in less intensity of use and impact to utilities than development of office uses.

- Because housing is normally a private-sector product, positive incentives should be investigated to do everything possible to encourage the construction of affordable housing for all citizens. (Corpus Christi Policy Statements Housing – Introduction)
- Increase the availability of housing for low and moderate income families. One of the most elementary and vital elements of a desirable standard of living is the availability of standard housing for families. The City should seek all federal, state and local programs that can address this important need. Emphasis should be placed on providing adequate housing through the rehabilitation of substandard housing units. Emphasis should also be placed on the use of public funds to leverage private investment for housing rehabilitation and new construction of housing for low and moderate income families. (Corpus Christi Policy Statements Housing – Policy H.)
- The construction of quality, affordable new homes, and the rehabilitation of substandard homes should be encouraged. Single-family home ownership is still viewed, by most people, as the ideal form of housing. However, rising costs have made the purchase of new homes difficult for many citizens' especially young families and minorities. The maintenance of older residential areas and the rehabilitation of run down housing units will provide citizens with quality living environments and will help keep older neighborhoods viable. (Corpus Christi Policy Statements Housing – Policy. A)
- Infill development should be encouraged on vacant tracts within developed areas. Owners of vacant tracts or lots should be encouraged to develop their properties. Steps should be taken to improve the economic viability of infill development through incentives that will attract private investments. (Corpus Christi Policy Statements Residential – Policy H.)
- Encourage high-density residential development in the Central Business District. High-density residential development is crucial to the continued redevelopment of the Central Business District and should therefore be encouraged. This type of redevelopment, combined with hotel and motel development, will help establish a core residential population that will serve to support further commercial growth and redevelopment in the Central Business District. (Corpus Christi Policy Statements Central Business District – Policy D.)

Plat Status: The subject property is in the process of being replatted into three lots of at least 4,500 square feet each.

Department Comments:

- 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.

Planning Commission and Staff Recommendation:

For: 6

Against: 0

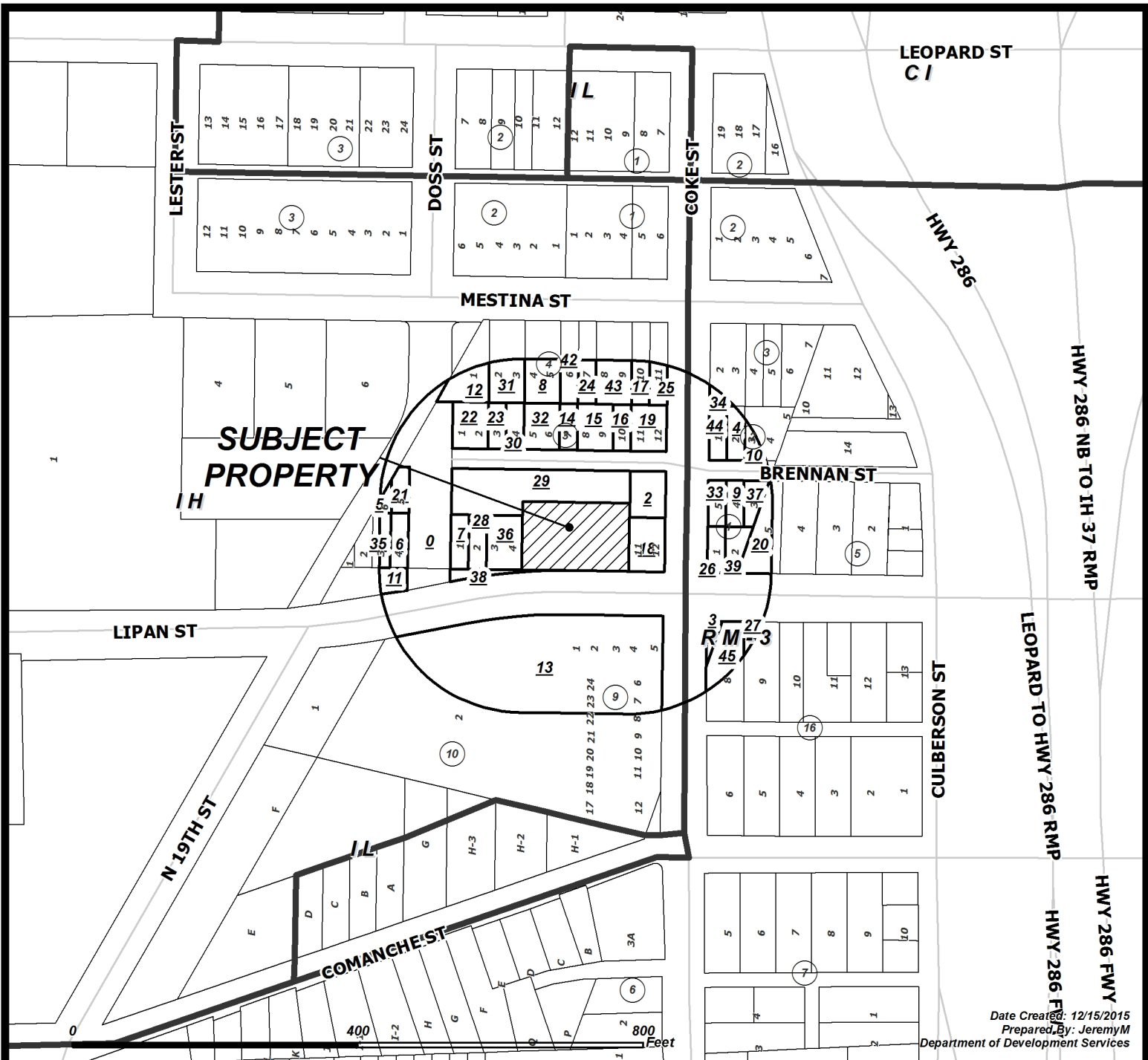
Absent: 3

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

Public Notification	Number of Notices Mailed – 44 within 200-foot notification area 3 outside notification area
	<u>As of January 19, 2016:</u>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 1 landowner inside notification area – 0 outside notification area
	Totaling 1.33% of the land within the 200-foot notification area in opposition.

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Application
3. Public Comments Received



CASE: 0116-02 ZONING & NOTICE AREA

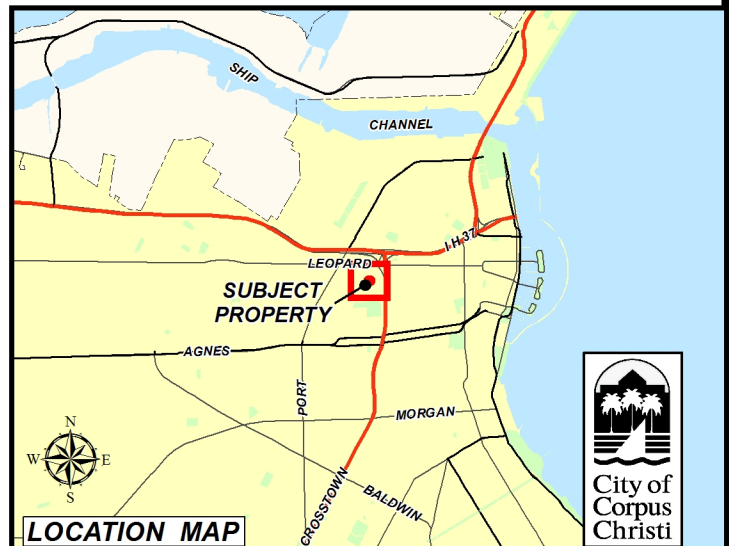
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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

4 Owners within 200' listed on attached ownership table

Owners in favor

X Owners in opposition





Development Services Dept
P O Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: 0116-02 Map No.: 046044

PC Hearing Date: Jan. 13, 2016 Proj. Mgr: D. Wood

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street
Hearing Time: 5:30 p.m.

* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: Facilities & Property Management Contact Person: Gina Sanchez
Mailing Address: 1201 Leopard Street
City: Corpus Christi State: TX ZIP: 78401 Phone: (361) 826.3582
E-mail: [REDACTED] Cell: ()

2. Property Owner(s): City of Corpus Christi Contact Person: Gina Sanchez
Mailing Address: 1201 Leopard Street
City: Corpus Christi State: TX ZIP: 78401 Phone: (361) 826.3582
E-mail: [REDACTED] Cell: ()

3. Subject Property Address: 1914 Lipan Street Area of Request (SF/aces): 150 ft x 96 ft ³³ AC
Current Zoning & Use: Heavy Industrial Proposed Zoning & Use: ~~Multifamily~~ RS4.5
12-Digit Nueces County Tax ID: 0945 - 0004 - 0050 per email 10/19
Subdivision Name: Brennan Block: 4 Lot(s): 5A
Legal Description if not platted:

4. Submittal Requirements:

- ☐ Early Assistance Meeting: Date Held _____; with City Staff _____
☐ Land Use Statement ☐ Disclosure of Interest ☐ Copy of Warranty Deed
IF APPLICABLE:
☐ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☐ Site Plan for PUD or Special Permit
☐ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☐ Lien Holder Authorization
☐ Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature
City of Corpus Christi
Owner or Agent's Printed Name

Applicant's Signature
Gina Sanchez
Applicant's Printed Name

Office Use Only: Date Received: 10-12-15 Received By: AD ADP: CB

Rezoning Fee: 1107.50 + PUD Fee 0 + Sign Fee 10.00 = Total Fee \$1117.50

No. Signs Required 1 @ \$10/sign Sign Posting Date:

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

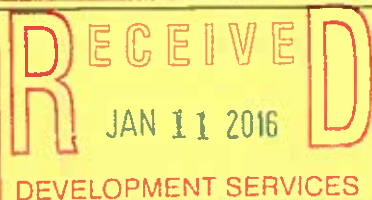
In an effort to create affordable housing for the community of Corpus Christi Gus Gonzalez, Assistant City Manager, is requesting to rezone the property on 1914 Lipan Street to RS4.5 Single Family. The land has already been re-plated into three lots by Russell Ochs and submitted to Development Services for review. These would be smaller lots than the currently zoned property. The goal is that three homes will be constructed on the existing site.

2. Identify the existing land uses adjoining the area of request:

North - 1H Drainage Ditch
South - 1H Commercial & Vacant
East - 1H Vacant
West - 1H Heavy Industrial

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.



**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0116-02**

The City of Corpus Christi is considering a change of zoning from the "IH" Heavy Industrial District to the "RS-4.5" Single-Family 4.5 District, resulting in a change to the Future Land Use Map from professional office to low density residential uses. The City proposes to facilitate the construction of three dwelling units. The property to be rezoned is described as:

Lot 5A, Block 4, Brennan Addition, located on the north side of Lipan Street between Coke Street and 19th Street.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, January 13, 2016, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m. in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Paul Botello

Address: 1922 Lipan St. City/State: Corpus Christi, Tx 78408

☒ IN FAVOR () IN OPPOSITION

Phone: _____

REASON:

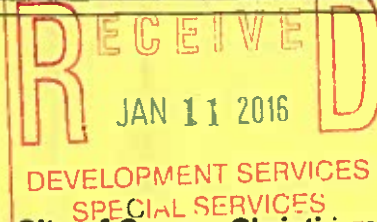
Paul Botello
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 29 28
HTE# 15-10000068

Case No. 0116-02
Project Manager: Bob Payne

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Printed Name: LUIS ROSARIO CORONA

Address: 2805 DAVID CORPUS CHRISTI City/State: TEXAS 78465

() IN FAVOR (☒) IN OPPOSITION Phone: _____

REASON: *This property has been in the Coronas family since the 1940s. I have asked the City for street improvements. Right now it's road lots of work asphalt in front of the property and the City has not returned a penny of all paying taxes. Every year the taxes have been going up. I keep with improvements. Sony charging zone won't would help me. SEE MAP ON REVERSE SIDE*

Luis Rosario Corona 1-7-16
Signature

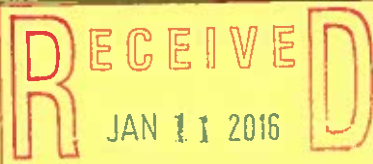
Property Owner ID: 18-17
HTE# 15-10000068

only the City will benefit

Case No. 0116-02
Project Manager: Bob Payne

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Printed Name: LUIS ROSARIO CORONA

Address: 2805 DAVID City/State: CORPUS CHRISTI TEXAS 78405

() IN FAVOR (X) IN OPPOSITION Phone: _____

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Luis Rosario Corona 1-7-16
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 28-25
HTE# 15-10000068

Case No. 0116-02
Project Manager: Bob Payne