

# STAFF REPORT

Case No. 1018-05  
INFOR No. 18ZN1028

**Planning Commission Hearing Date:** November 14, 2018

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Habitat for Humanity of Corpus Christi, Inc. <b>Applicant:</b> Habitat for Humanity of Corpus Christi, Inc. <b>Location Address:</b> 1902 Lipan Street <b>Legal Description:</b> 0.104 acre tract being all of Lots 11, 12, the south 9.0 feet of Lots 13 and 14, Block 4, Brennan Addition and a 316 square feet tract out of Lots 13 and 14, Block 4 Brennan Addition, located on the north side of Lipan Street, east of North Port Avenue, and west of Coke Street.			
<b>Zoning Request</b>	<b>From:</b> "IH" Heavy Industrial District <b>To:</b> "RS-4.5" Single-Family 4.5 District <b>Area:</b> 0.104 acres <b>Purpose of Request:</b> To allow for the construction of a single-family home.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"IH" Heavy Industrial	Vacant	Light Industrial
	<i>North</i>	"IH" Heavy Industrial	Drainage	Permanent Open Space
	<i>South</i>	"IH" Heavy Industrial	Commercial	Commercial
	<i>East</i>	"RM-3" Multifamily 3	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-4.5" Single-Family 4.5	Vacant	Light Industrial
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for light industrial uses. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. <b>Map No.:</b> 046044 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 50 feet of street frontage along Lipan Street which is designated as a "C1" Minor Collector Street and has approximately 91 feet of street frontage along Coke Street which is designated as a Local/Residential Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Lipan Street	"C1" Minor Collector	60' ROW 40' paved	55' ROW 38' paved	N/A
	Coke Street	Local/Residential	50' ROW 28' paved	60' ROW 30' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "IH" Heavy Industrial District to the "RS-4.5" Single-Family 4.5 District to allow for the construction of a single-family home.

**Development Plan:** The subject property is 0.104 acres in size. The owner is proposing one single-family residence.

**Existing Land Uses & Zoning:** The subject property is currently zoned "IH" Heavy Industrial District and consists of vacant land. The subject property was annexed in 1852 and has remained undeveloped. Aerial images dating back to 1950 have not identified any uses being located on the subject property. To the north is a drainage ditch. Additionally, there are existing nonconforming single-family homes across Brennan Street and are zoned "IH" Heavy Industrial District. To the south is a commercial property (Habitat for Humanity Restore) zoned "IH" Heavy Industrial District. To the east are three single-family homes under construction which are also associated with Habitat for Humanity projects. The homes were rezoned to the "RS-4.5" Single-Family 4.5 District in 2016. To the west, across Coke Street are single-family homes zoned "RM-3" Multifamily 3 District.

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

**Plat Status:** The property is not platted.

**Utilities:**

**Water:** 8-inch C900 line located along Lipan Street in front of the subject property.

**Wastewater:** The closest available wastewater manhole is along Coke Street and has a depth of 9.5 feet.

**Gas:** 2-inch Service Line located along Lipan Street in front of the subject property.

**Storm Water:** Inlets located to the east and west of the subject property along Lipan Street.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan (ADP). The proposed

rezoning to the “RS-4.5” Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC) and with the following policies:

- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

**Department Comments:**

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.

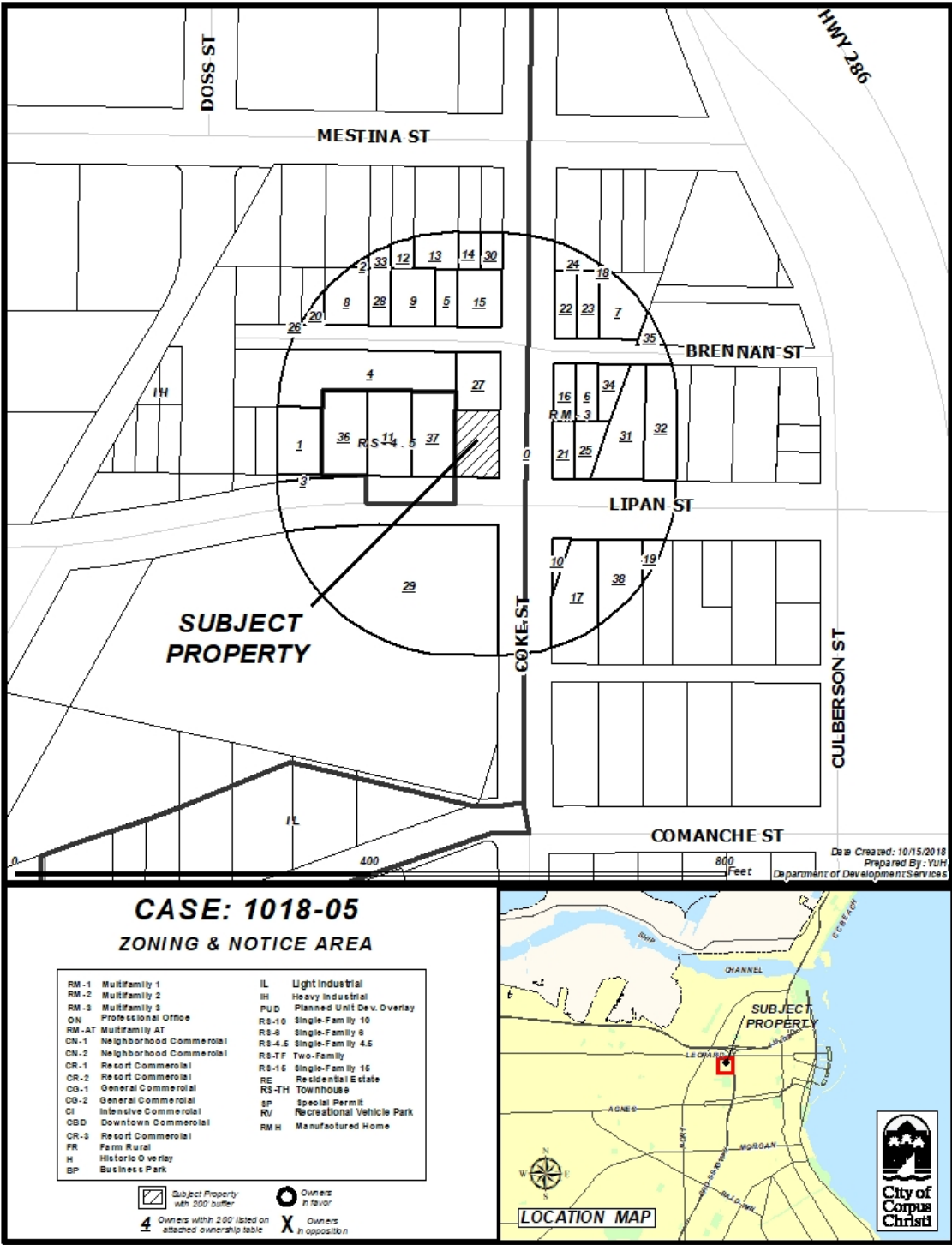
**Staff Recommendation:**

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

<b>Public Notification</b>	Number of Notices Mailed – 38 within 200-foot notification area 5 outside notification area
	<b><u>As of November 9, 2018:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 2 inside notification area – 0 outside notification area
	Totaling 1.19% of the land within the 200-foot notification area in opposition.

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)



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. 1018-05**

Habitat for Humanity of Corpus Christi, Inc. has petitioned the City of Corpus Christi to consider 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. The property to be rezoned is described as:

1902 Lipan Street and 0.104 acre tract being all of Lots 11, 12, the south 9.0 feet of Lots 13 and 14, Block 4, Brennan Addition and a 316 square foot tract out of Lots 13 and 14, Block 4 Brennan Addition, located on the north side of Lipan Street, east of North Port Avenue, and west of Coke 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, November 14, 2018**, 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: LUIS ROSARIO CORONA  
Address: 2805 DAVID City/State: CORPUS CHRISTI, TEXAS  
( ) IN FAVOR (X) IN OPPOSITION Phone: \_\_\_\_\_  
REASON:

Luis Rosario Corona  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 18ZN1028  
Property Owner ID: 14

Case No. 1018-05  
Project Manager: Andrew Dimas  
Email: andrewd2@ccetexas.com

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Printed Name: LUIS ROSARIO CORONA

Address: 2805 DAVID

City/State: CORPUS CHRISTI, TX 78405

( ) IN FAVOR (X) IN OPPOSITION

Phone: \_\_\_\_\_

REASON:

Luis Rosario Corona  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 18ZN1028  
Property Owner ID: 30

Case No. 1018-05  
Project Manager: Andrew Dimas  
Email: andrewd2@cctexas.com