

PLANNING COMMISSION FINAL REPORT

Case No. 1119-05

INFOR No. 19ZN1036

Planning Commission Hearing Date: November 13, 2019

Applicant & Legal Description	Owner: Corpus Christi Housing Authority Applicant: Gary Allsup Location Address: 2427 Francis Street Legal Description: Lot 6, Block 0, Phillips 66, located along the south side of Francis Street, east of South Port Avenue, and west of Cleo Street.			
Zoning Request	From: "RS-6" Single-Family 6 District To: "RS-TF" Two Family District Area: 0.49 acres Purpose of Request: To allow for the construction of two duplexes.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>South</i>	"CG-2" General Commercial	Commercial	Commercial
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>West</i>	"IL" Light Industrial	Commercial and Light Industrial	Commercial and Light Industrial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for medium density residential uses. The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 047042 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 110 feet of street frontage along Francis Street which is designated as a "Local/Residential" Street. According to the Urban Transportation Plan, "Local/Residential" Streets can convey a capacity up to 500 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Francis 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 "RS-6" Single-Family 6 District to the "RS-TF" Two Family District to allow for the construction of two duplexes.

Development Plan: The subject property is 0.49 acres in size. The owner is proposing to replat the subject property into two lots and construct a duplex on each lot. According to the applicant the purpose of the request is to make rental affordable housing for upper lower & middle income tenants by creating four individual housing units consisting of two single story duplex buildings. Each duplex will accommodate two off-street parking spaces. The proposed duplexes will also serve as a transitional area between the existing single-family subdivision and the surrounding commercial businesses.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-6" Single-Family 6 District, is the site of a former single-family home, and has remained vacant since 2011. To the north are platted single-family lots zoned "RS-6" Single-Family 6 District (Phillips, 1938). To the south separated by an alley are various commercial businesses consisting of a restaurant (Whataburger) zoned "CG-2" General Commercial District. To the east are platted single-family lots zoned "RS-4.5" Single-Family 4.5 District (Phillips 66, 1941). To the west separated by an alley are various commercial businesses consisting of an auto repair business (Danny's Tire Service) and a distribution company (Garcia Banana Co.) zoned "IL" Light Industrial 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 platted.

Utilities:

Water: 6-inch CIP line located along Francis Street.

Wastewater: 6-inch VCP line located along the western alleyway.

Gas: 2-inch Service Line located along the western alleyway.

Storm Water: 21-inch line located along Francis Street.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RS-TF" Two Family District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle. (Housing and Neighborhoods Policy Statement 2).
- Corpus Christi sustains and maintains established neighborhoods. (Housing and Neighborhoods Policy Statement 7).
- Promote the stabilization, revitalization and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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 consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining residential properties, and does not have a negative impact upon the adjacent commercial properties.
- The proposed single-family development is consistent with the adjacent single-family residential subdivision. Additionally, the proposed duplexes will serve as a transitional area between the single-family homes and the adjacent commercial businesses.

Planning Commission and Staff Recommendation (November 13, 2019):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two Family District.

Public Notification	Number of Notices Mailed – 18 within 200-foot notification area 5 outside notification area	
	<u>As of November 8, 2019:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

- Location Map (Existing Zoning & Notice Area)
- Proposed Site Plan
- Public Comments Received (if any)

Exhibit A

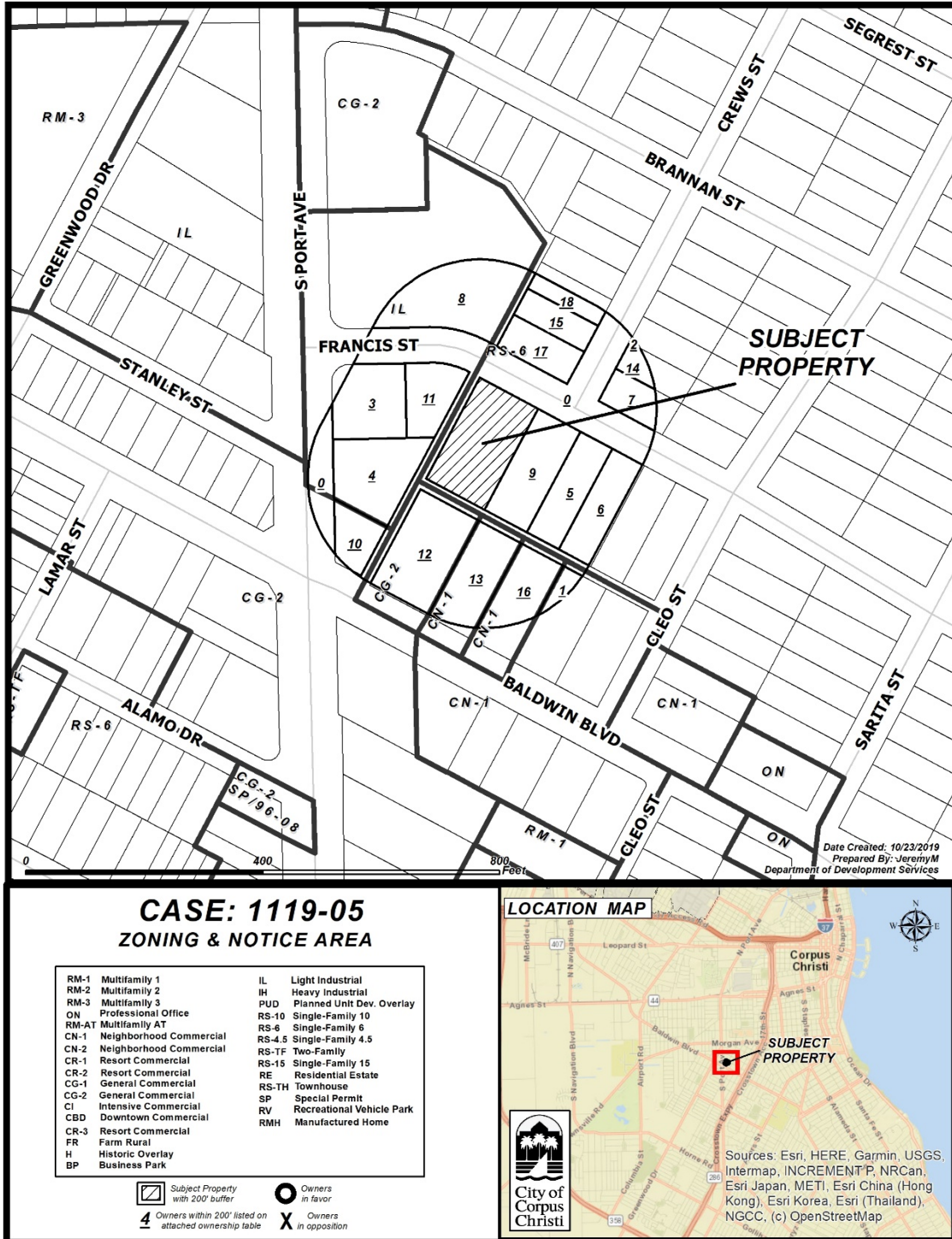
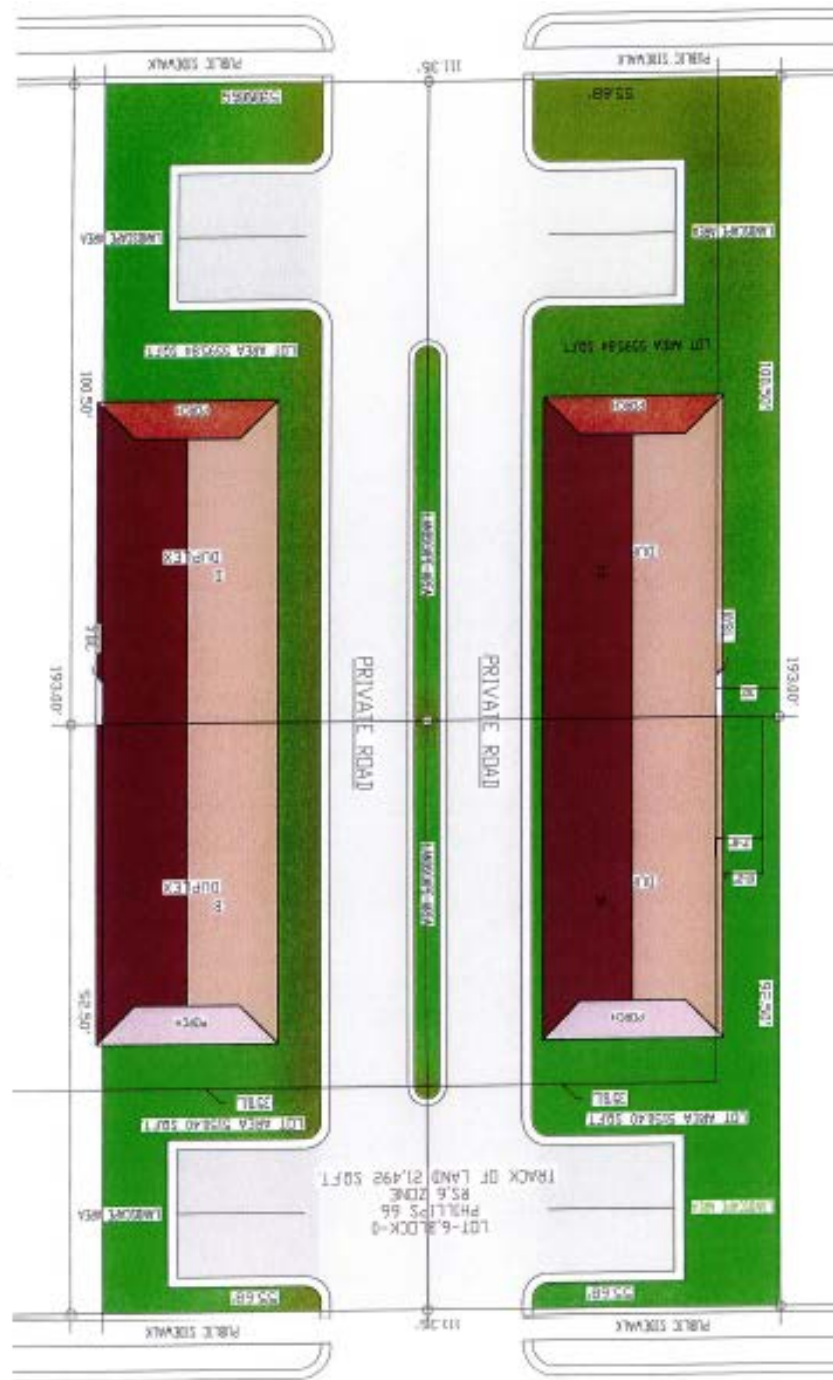


Exhibit B



2427 FRANCES STREET

SITE PLAN
4-1-18/17/18
661028