



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 01/14/20
Second Reading Ordinance for the City Council Meeting 01/21/20

DATE: November 25, 2019
TO: Peter Zaroni, City Manager
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Rezoning a property at or near 2427 Francis Street
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CAPTION:

Zoning Case No. 1119-05, Corpus Christi Housing Authority (District 1). Ordinance rezoning property at or near 2427 Francis Street from the "RS-6" Single-Family 6 District to the "RS-TF" Two Family District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of two duplexes.

BACKGROUND AND FINDINGS:

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.

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for medium density residential use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC) but warrants an amendment to the Future Land Use Map. It is 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.

Public Input Process

Number of Notices Mailed
18 within 200-foot notification area

5 outside notification area

As of November 8, 2019:

In Favor

0 inside notification area

0 outside notification area

In Opposition

0 inside notification area

0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-TF" Two Family District on November 13, 2019.

ALTERNATIVES:

1. Denial of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-TF" Two Family District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-TF" Two Family District with following vote count.

Vote Count:

For: 8

Opposed: 0

Absent: 1

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report