

STAFF REPORT

Case No. 1119-04
 INFOR No. 19ZN1034

Planning Commission Hearing Date: November 13, 2019

Applicant & Legal Description	<p>Owner: Virgil R. Greene & Carolyn S. Greene Applicant: Saldana Consulting Location Address: 3846 and 3850 Herring Drive Legal Description: Lot 1 & 2, Block 1, Holliday Harbor, located along the west side of Herring Drive, north of Yorktown Boulevard, and west of Laguna Shores Road).</p>			
Zoning Request	<p>From: "RMH" Manufactured Home District To: "RS-6" Single-Family 6 District Area: 0.50 acres Purpose of Request: To allow for the construction of a single-family home.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RMH" Manufactured Home	Low Density Residential	Low Density Residential
	<i>North</i>	"RMH" Manufactured Home	Low Density Residential	Low Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>East</i>	"RMH" Manufactured Home	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC). However, an amendment to the Future Land Use map is warranted. Map No.: 036027 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 125 feet of street frontage along Herring Drive which is designated as a "Local/Residential" Street. The subject property has approximately 160 feet of street frontage along Yorktown Boulevard which is designated as a "C2" Secondary Collector. According to the Urban Transportation Plan, Secondary Collector Streets can convey a capacity between 2,000 and 5,500 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Herring Drive	Local/Residential	50' ROW 28' paved	50' ROW 20' paved	N/A
	Yorktown Boulevard	"C2" Secondary Collector	65' ROW 41' paved	81' ROW 35' paved	2,205 ADT (2013)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RMH" Manufactured Home District to the "RS-6" Single-Family 6 District to allow for the construction of a single-family home.

Development Plan: The subject property is 0.50 acres in size consisting of two lots.

Existing Land Uses & Zoning: The subject property is currently zoned "RMH" Manufactured Home District, consists of an existing manufactured home, and has remained relatively unchanged since annexation in 1961. To the north and south are properties also zoned "RMH" Manufactured Home District and consist of other individual lots with manufactured homes. Holiday Harbor subdivision was platted in 1961. To the south are a vacant properties zoned "FR" Farm Rural District. To the east is the Laguna Shore Village RV Park and is zoned "RV" Recreational Vehicle District. To the west are properties also zoned "RMH" Manufactured Home District and consist of other individual lots with manufactured homes. One property was rezoned to "RS-6" Single-Family 6 District in 1994 to allow for the construction of a single-family home.

AICUZ: The subject property is located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ): Accident Potential Zone 2 (APZ-2).

Plat Status: The property is platted.

Utilities:

Water: 6-inch C900 line located along Herring Drive.

Wastewater: 8-inch VCP line located along Herring Drive.

Gas: 2-inch Service Line located along Herring Drive.

Storm Water: Road side drainage located along Herring Drive.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for Medium Density Residential uses. The proposed rezoning to the "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC) and the Flour Bluff Area Development Plan. The following policies should be considered:

- 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).
- Adopt appropriate regulations consistent with the recommendations of the Joint Land Use Study. (Future Land Use, Zoning, and Urban Design Policy Statement 4).
- Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests. (Future Land Use, Zoning, and Urban Design Policy Statement 4).
- The City should maintain constant contact with the Navy to maintain accurate record of any changes to these zones and change as appropriate any city regulations pertaining to these AICUZs. (Policy Statement B.5 Flour Bluff Area Development Plan)

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC). However, an amendment to the Future Land Use map is warranted.
- 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.
- While the subject property is located within Accident Potential Zone 2 (APZ-2) of the Air Installation Compatibility Use Zone (AICUZ) map, the proposed single-family home is a use-for-use replacement and not increasing density within the existing neighborhood.

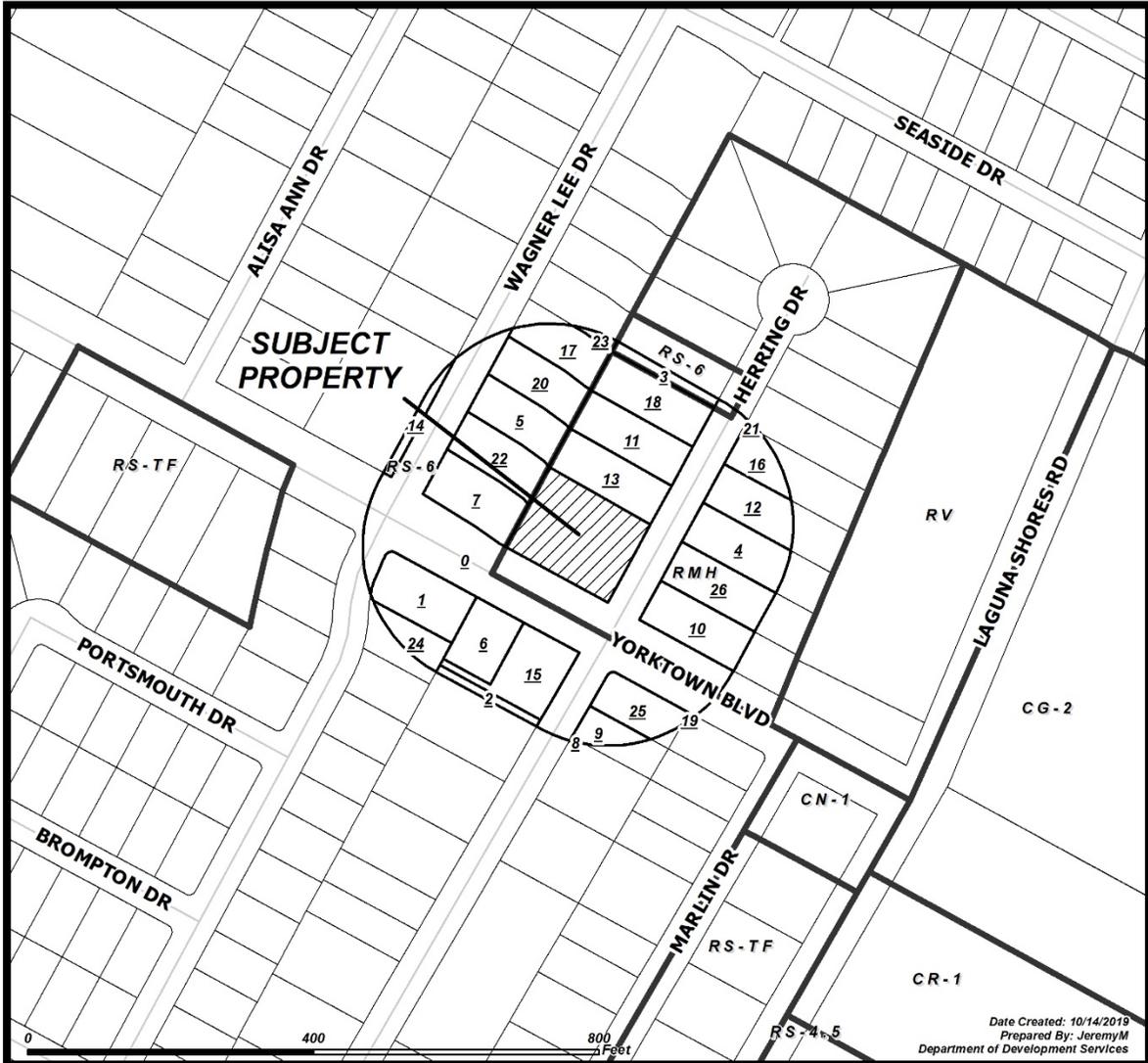
Staff Recommendation:

Approval of the change of zoning from the “RMH” Manufactured Home District to the “RS-6” Single-Family 6 District.

Public Notification	Number of Notices Mailed – 26 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
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:

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



Date Created: 10/14/2019
Prepared By: Jeremy M
Department of Development Services

CASE: 1119-04
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
 Owners in favor
 Owners within 200' listed on attached ownership table
 Owners in opposition

LOCATION MAP



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap