

# STAFF REPORT

Case No. 0417-01  
INFOR No. 17ZN1009

**Planning Commission Hearing Date:** April 5, 2017

Applicant & Legal Description	<b>Owner:</b> Fun Season, LLC.-Series D <b>Applicant/Representative:</b> Fun Season, LLC.-Series D <b>Location:</b> 2516 Lynch Street <b>Legal Description/Location:</b> Maretta Terrace, Block B, Lot 2, located on the east side of Lynch Street, north of Baldwin Boulevard ,and south of South 19th Street.			
Zoning Request	<b>From:</b> “RS-6” Single-Family 6 District <b>To:</b> “RS-6/PUD” Single-Family 6 District with a Planned Unit Development for a manufactured home <b>Area:</b> 0.14 acres <b>Purpose of Request:</b> To allow for the construction of a manufactured home.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“RS-6” Single-Family 6	Vacant	Medium Density Residential
	North	“RS-6” Single-Family 6	Low Density Residential	Medium Density Residential
	South	“RS-6” Single-Family 6	Low Density Residential	Medium Density Residential
	East	“RS-6” Single-Family 6	Low Density Residential	Medium Density Residential
	West	“RS-6” Single-Family 6	Low Density Residential	Medium Density Residential
ADP, Map & Violations	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Southeast Area Development Plan and is planned for Medium Density Single-Family Residential uses. The proposed rezoning to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development for a manufactured home is consistent with the adopted Future Land Use Map and the Southeast Area Development Plan. <b>Map No.:</b> 046042 <b>Zoning Violations:</b> None			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 50 feet along Lynch Street which is designated as a Local/Residential Street.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Lynch Street	Local/Residential	50' ROW 28' paved	50' ROW 28' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development for a manufactured home.

**Development Plan:** The subject property is comprised of 0.14 acres and is proposed to be developed as a single-family manufactured home. The applicant will adhere to the development plan and will demonstrate aesthetic compatibility with the neighborhood which contains existing single-family homes.

The proposed single-family manufactured home will have exterior siding, roofing, roof pitch, foundation, fascia, and fenestration compatible with the single- or two-family dwellings in the neighborhood. Specifically, the proposed manufactured home and site will include the following:

- A single-family manufactured home that meets all Federal and State of Texas rules, regulations, and laws applicable at the time of construction.
- A pitched roof with three tab nail-down shingles of the same type that is commonly found in conventional construction.
- Panel siding covered in exterior-grade paint each of which are of the same type that is commonly found in conventional construction.
- Concrete foundation underneath piers and sidewalls consistent with a modular house structure and design.
- Framed skirt walls that are affixed to the foundation and the structure, consistent with manufactured home skirting design. The framed wall will be covered with engineered wood siding which shall span from the structure to the permanent foundation and shall be consistent with the panel design and finish of the dwelling.
- A screening fence of at least 5' in height that spans from the each side of the structure to the side property line. The role of the fencing is to screen the lower portion of the structure from street view.
- The area adjacent to the home, in front of the fence, shall have at least 50% of the linear exposed skirting obscured by planting beds, porches, landings, or

stairs. The planting beds shall contain shrubbery or plants with a typical growth height of at least 18".

- The front yard of the structure shall have at least one tree with a typical growth height of at least 6'. The proposed site plan conforms to "RS-6" Single-Family 6 District requirements with respect to setbacks, height restrictions, parking, open space, accessory building, and impervious cover standards.

**Existing Land Uses & Zoning:** The subject property is zoned "RS-6" Single-Family 6 District. The subject property is currently a vacant lot. Surrounding the subject property are single-family residences and all properties are zoned "RS-6" Single-Family 6 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.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Southeast Area Development Plan (ADP). The proposed rezoning to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development for a manufactured home is consistent with the adopted Southeast ADP. The proposed rezoning is consistent with the following policies of the Comprehensive Plan:

- Encourage the protection and enhancement of residential neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote the stabilization, revitalization and redevelopment of older neighborhoods. (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).
- The specific goal of the Southeast Area Development Plan is to protect the predominantly stable residential neighborhoods and to promote the efficient development of underutilized and remaining vacant land in the Area. An awareness of the multiplicity of uses, variety of special interest groups, economic development needs, and long time frame needed to change, influences the policies and plans contained in the Area Development Plan. Principle objectives include:
  - a. Stabilize and conserve residential neighborhoods;
  - e. Revitalize deteriorated housing and promote new residential development in areas best suited for such development; (Southeast ADP).
- Placing low intensity activities next to single family uses (Policy Statement B.2.c).

**Department Comments:**

- Manufactured homes have not previously been allowed outside the “R-MH” Manufactured Home District.
- The Planned Unit Development (PUD) aesthetic requirements help address conformity with the general area. The manufactured home, however, does not precisely comply with the construction methods (i.e. building codes) under which the general area follow.

**Proposed Planned Unit Development (PUD) Guidelines:**

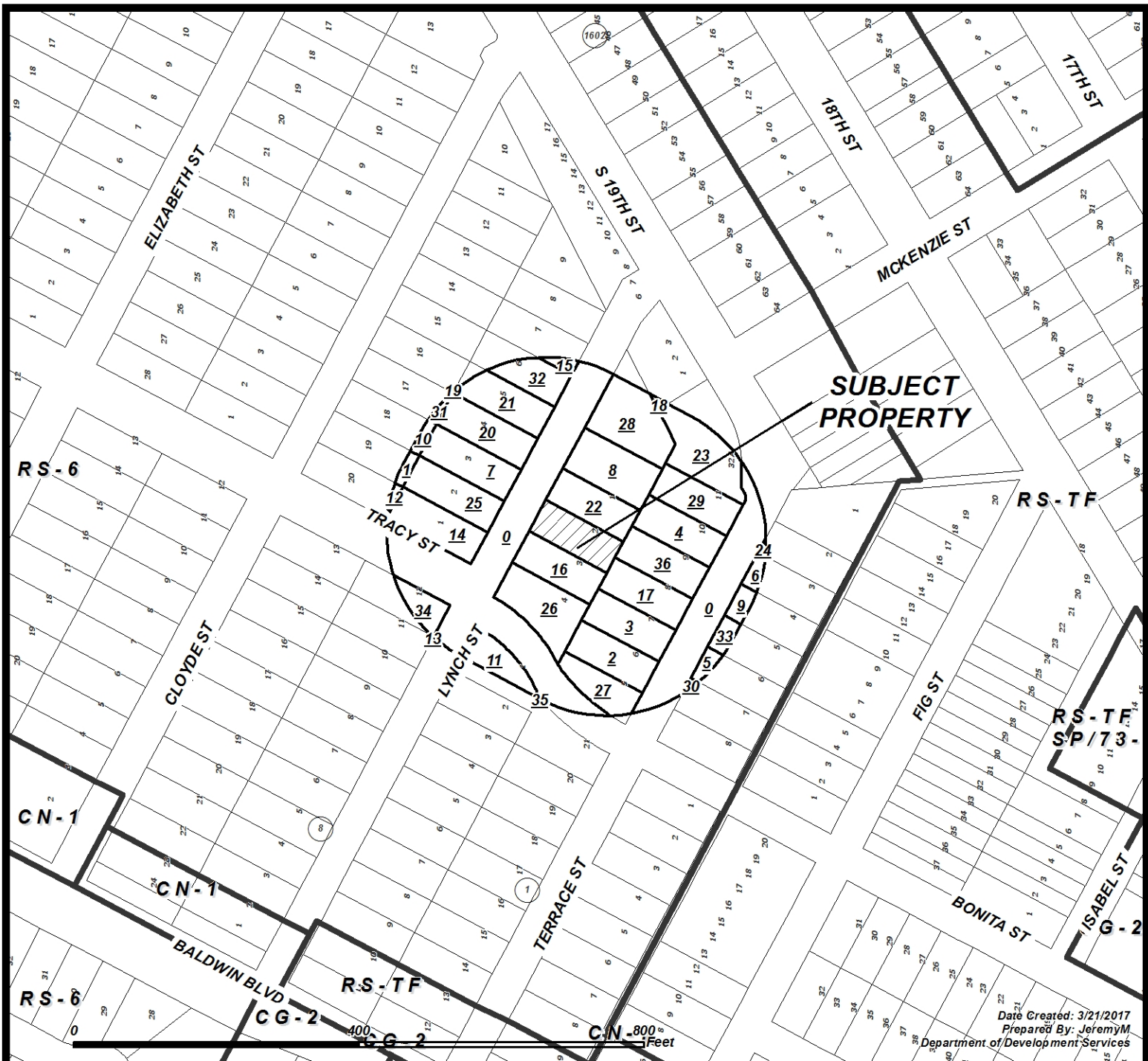
A change of zoning from the “RS-6” Single-Family 6 District to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development for a manufactured home with the following conditions:

1. **Master Site Plan:** The Owner shall develop the Property in accordance with submitted Master Site Plan. The development of the Property is to consist of one single-family manufactured home. The manufactured home must meet all Housing and Urban Development (HUD) code requirements.
2. **Base Zoning:** The property shall meet all “RS-6” Single-Family 6 District requirements unless otherwise stated on the Master Site Plan.
3. **Design Elements:** The structure must be a new manufactured home. In addition to the Master Site Plan, the structure must have engineered wood siding, operable/traditionally sized windows, central air and heat, a three tab shingle roof, and a permanent concrete perimeter foundation. No utility pole shall be allowed between the street and the front face of the structure. Additionally, the structure will be required to meet wind zone three standards.
4. **Parking:** The property must have a minimum of 2 standard off-street parking spaces (9 feet wide by 18 feet long). Tandem parking is permitted.
5. **Driveway:** A concrete, concrete ribbon, asphalt, or gravel driveway must be installed.
6. **Porches:** A covered porch will be required over the front entrance to the structure.
7. **Landscaping:** Two canopy trees as identified within the species list of the Unified Development Code (UDC) must be installed in the front street yard and must be at least 2.5 inches in caliper size.
8. **Other Requirements:** The Planned Unit Development (PUD) conditions listed herein do not preclude compliance with other applicable UDC, Building, HUD, and Fire Code Requirements.
9. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

<b>Public Notification</b>	<p>Number of Notices Mailed – 36 within 200-foot notification area 4 outside notification area</p> <p><b><u>As of March 31, 2017:</u></b></p> <p>In Favor – 1 inside notification area – 0 outside notification area</p> <p>In Opposition – 3 inside notification area – 0 outside notification area</p> <p>Totaling 7.29% of the land within the 200-foot notification area in opposition.</p>
----------------------------	---

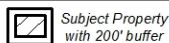
**Attachments:**

1. Location Map (Existing Zoning & Notice Area)
2. Master Site Plan
3. Public Comments Received (if any)



## CASE: 0417-01 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	



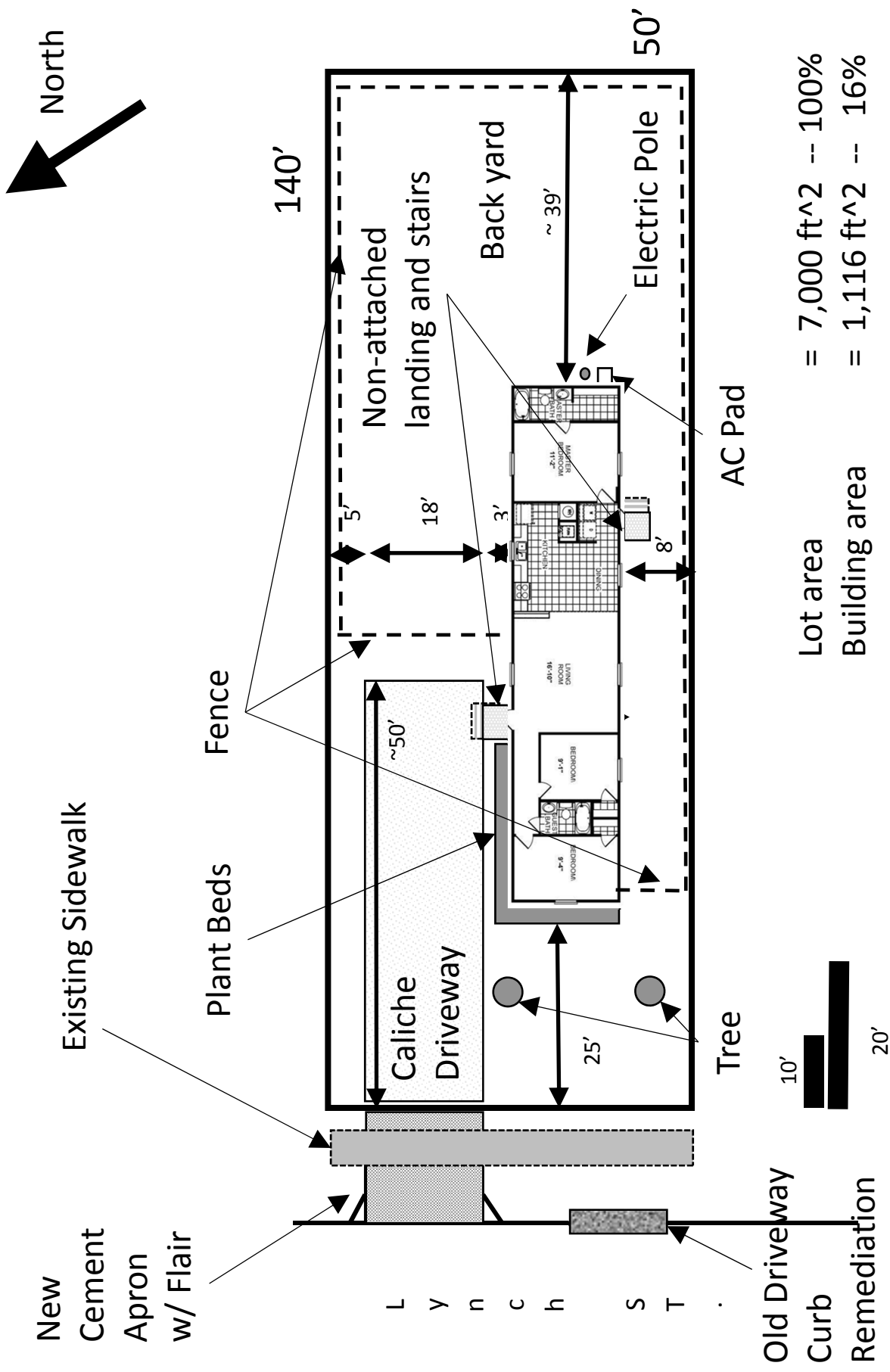
**4** Owners within 200' listed on attached ownership table

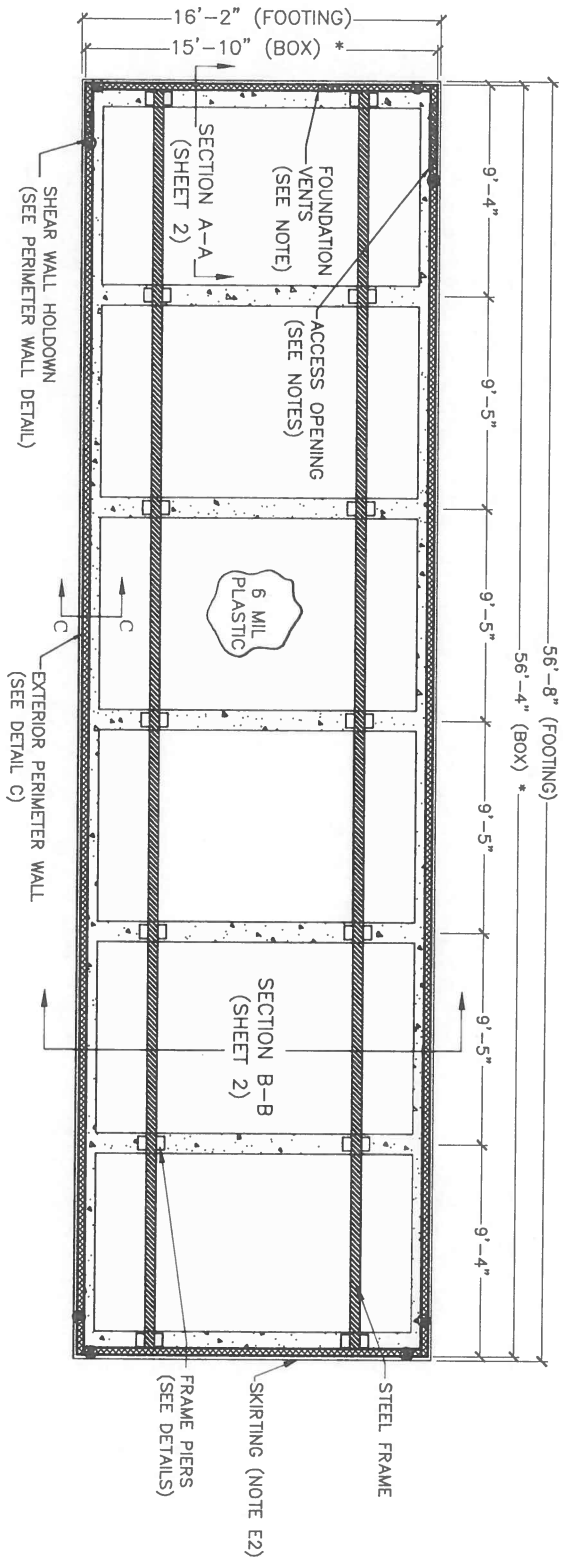


**X** Owners in opposition



# Site Plan For 2516 Lynch St.





NOTE (1):  
ADD 4" TO BOX DIMENSIONS TO ACCOUNT FOR 2x6 WALLS.

#### SITE EVALUATION & PREPARATION:

- S1) REMOVAL OF VEGETATION FROM THE SITE IS REQUIRED. WHERE LARGE TREES ARE REMOVED, SPECIAL ATTENTION ON BACK FILL, COMPACTION AND SOIL MOISTURE IS REQUIRED. CONTACT RCS FOR ADDITIONAL INFORMATION.
- S2) ALL BACK FILL BELOW THE FOOTINGS MUST BE MECHANICALLY COMPACTED TO A 95% (STANDARD PROCTOR DENSITY) IN 8" LAYERS USING AN ENGINEERED SELECT MATERIAL. THIS DESIGN IS VALID ON LOTS WITH A MAXIMUM SLOPE OF 4' OVER THE LENGTH OF THE HOME. IF UNUSUAL SITE CONDITIONS ARE PRESENT, RCS ENTERPRISES, LP MUST BE CONTACTED FOR FURTHER REVIEW.
- S3) IN AREAS WITH ACTIVE CLAY SOIL, SOIL MOISTURE LEVELS BELOW THE FOUNDATION MUST BE WITHIN A MIDRANGE VALUE (GENERALLY ~ 18% - 28%) BEFORE POURING CONCRETE.
- S4) IT IS THE RESPONSIBILITY OF OTHERS TO DETERMINE THE FLOOD POTENTIAL FOR THIS LOCATION. CONTRACT RCS ENTERPRISES, LP FOR ADDITIONAL INFORMATION IF THIS SITE FALLS WITHIN THE 100 YEAR FLOOD ELEVATION, AS DETERMINED BY A LOCAL SURVEYOR.
- S5) SITE PREPARATION:
  1. SCRAPE/REMOVE 4" OF ORGANIC MATERIAL FROM SURFACE.
  2. INSTALL ~20 YARDS OF NON-SANDY FILL AND OR CUT AND GRADE TO PAD BOX SIZE.

#### GENERAL NOTES:

- G1) THE AXLES AND HITCHES MUST BE REMOVED AFTER INSTALLATION.
- G2) DRYER VENTS AND HOT WATER HEATER PVC LINES (PAN AND T&P) ARE TO BE ROUTED OUTSIDE OF THE CRAWL SPACE ENCLOSURE.
- G3) ALL EXTERIOR MATERIALS (WOOD, NAILS, CONNECTORS, ETC.) MUST BE CORROSION RESISTANT TO TDI REQUIREMENTS AND DESIGNED FOR THIS APPLICATION.
- ALL CONNECTORS, PLATES, STRAPS, AND ANCHORAGE DEVICES IN CONTACT WITH PRESSURE TREATED LUMBER MUST BE CERTIFIED TO MEET ASTM A653 OR BE STAINLESS STEEL. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL MEET ASTM 153 OR BE STAINLESS STEEL. STAINLESS STEEL FASTENERS SHALL BE USED WITH STAINLESS STEEL CONNECTORS AND DEVICES.

DESIGN PARAMETERS: WIND-120 MPH 3 SEC GUST EXP C PER ASCE 7-05; TDI INLAND I; MINIMUM SOIL BEARING CAPACITY OF 1500 PSF; SEISMIC - NONE. THIS FOUNDATION IS DESIGNED FOR USE IN EXPANSIVE CLAY SOILS. HOWEVER, PERIODIC RE-LEVELING MAY BE REQUIRED. SEE FOUNDATION MAINTENANCE AND DRAINAGE NOTES TO MINIMIZE THE SEASONAL AFFECTS.

THESE DIMENSIONS ARE  
FOR PERMIT PURPOSES  
ONLY. FINAL DIMENSIONS  
MUST BE **JOINED HELMS**  
MANUFACTURED PRIOR TO  
CONSTRUCTION. 2014.09.02

11:22:54

'00'05-

JERRY L. HELMS  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS - NO. 41625  
RCS ENTERPRISES, LP P-2071



FILE NAME: RCS-TX-ON FRAME-COA

DRAWING NAME: MODULAR HOME FOUNDATION - COASTAL COUNTY  
RUNNER DESIGN

CONTRACTOR MUST FIELD VERIFY ACTUAL DIMENSIONS WITH  
MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.

COMPANY NAME IS BLUE IN COLOR ON ORIGINAL DRAWINGS

MODEL: 5602 BOX SIZE: 15'-6" X 56'-0"

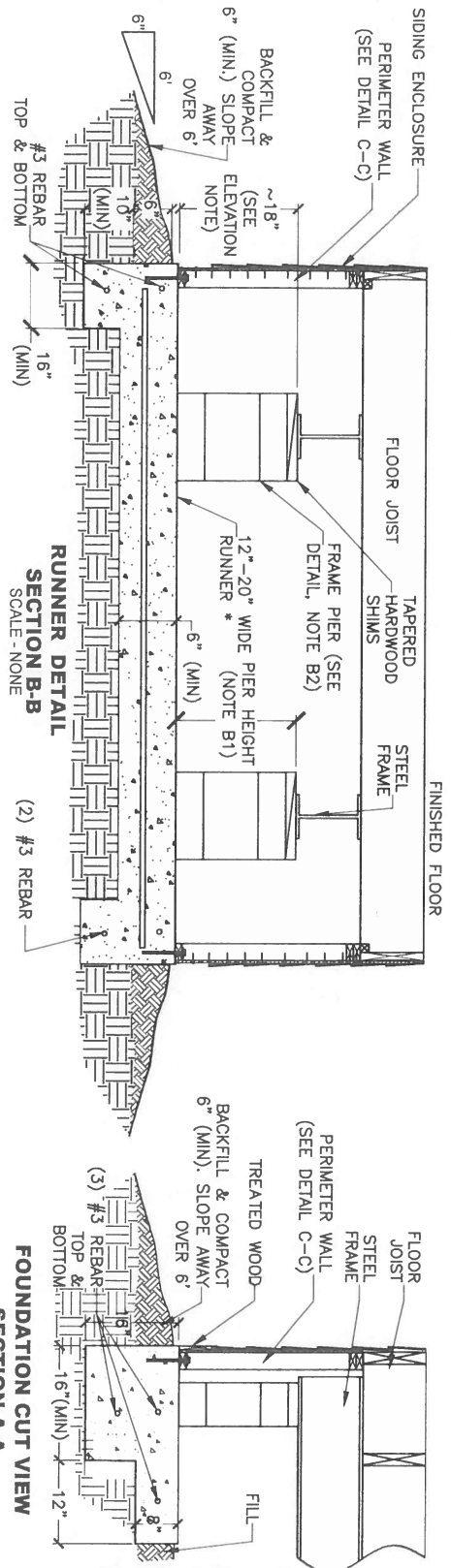
SHEET NO. 1 OF 5 DWG ISSUE DATE: 09/02/14 REV NO. & DATE 0)

THIS DESIGN WAS ORDERED BY: OAK CREEK HOMES #68

**RCS Enterprises, LP**

400 N. Allen Dr. Suite #205 Allen, TX 75013 (972)727-8572

JOHN ELMDAHL  
414 SCOTLAND  
CORPUS CHRISTI, TX 78418



# FOOTING/CONCRETE NOTES(C):

- C1) ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL AND GENERALLY ACCEPTED CODES, AND INCLUDING ACI-318.
- C2) ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, WITH 1" MAXIMUM AGGREGATE SIZE, A MAXIMUM SLUMP OF 4", AND HAVE 3-5% AIR ENTRAINMENT.
- C3) REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. "A-615 GRADE 40".
- C4) ALL REBAR IS TO BE CONTINUOUS WHERE POSSIBLE.
- C5) THE MINIMUM PERIMETER FOOTING DEPTH IS 12", INTO UNDISTURBED SOIL, OR TO THE FROST LINE, WHICHEVER IS GREATER.
- C6) WHERE INSTALLATIONS MUST BE COMPLETED BEFORE THE CONCRETE IS 70% CURED (3 DAYS), FAST SETTING CONCRETES MUST BE USED.

## DRAINAGE (D):

- D1) POSITIVE AND EFFECTIVE DRAINAGE AWAY FROM THE FOUNDATION IS CRITICAL TO HELP MINIMIZE FOUNDATION MOVEMENT DUE TO CHANGING SOIL MOISTURE LEVELS AND TO ENSURE THE CRAWL SPACE AREA STAYS DRY. THERE SHOULD NOT BE ANY STANDING OR PONDING OF SURFACE WATER WITHIN 10' OF THE FOUNDATION.
- D2) LOT GRADING AND SURFACE WATER RUN-OFF SHOULD BE CONSIDERED AND DEVELOPED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- D3) EROSION OF THE SOIL ALONG THE PERIMETER OF THE FOUNDATION SHOULD BE PREVENTED WITH USE OF SEEDING, SOD, OR OTHER MEANS. THIS IS GENERALLY THE HOMEOWNERS RESPONSIBILITY.
- D4) RAIN GUTTERS ARE GENERALLY NOT REQUIRED, BUT CAN BE BENEFICIAL TO REDIRECT HIGH WATER FLOW AREAS.

## FOUNDATION MAINTENANCE:

THIS IS A SHALLOW FOUNDATION DESIGN AND AS SUCH, IS SUBJECT TO MOVEMENT FROM EXPANDING AND CONTRACTING CLAY SOILS. IF SOIL MOISTURE LEVELS ARE ALLOWED TO FLUCTUATE, THIS TO PREVENT FOUNDATION MOVEMENT (AND POTENTIALLY THE NEED FOR ADJUSTMENT/SIMMING, OR MORE EXTENSIVE REPAIRS AT THE HOMEOWNERS EXPENSE) CONSISTENT SOIL MOISTURE LEVELS SHOULD BE MAINTAINED ON A YEAR-ROUND BASIS. GENERALLY THIS INVOLVES WATERING WITH A SOAKER HOSE OR SPRINKLER DURING THE DRY SUMMER MONTHS AND MAINTAINING GOOD DRAINAGE AWAY FROM THE FOUNDATION DURING THE WET WINTER MONTHS. ADDITIONALLY, SHRUBS & TREES GREATER THAN 2" IN TRUNK DIAMETER ARE NOT RECOMMENDED WITHIN THEIR MATURE HEIGHT FROM THE FOUNDATION IN AREAS WITH HIGH CLAY CONTENT SOIL AS THEY CONSUME LARGE VOLUMES OF WATER AND WILL IMPACT THE SOIL MOISTURE LEVELS. IN SOME CASES, ROOT BARRIERS OR OTHER MEANS CAN BE EFFECTIVE IN HELPING TO MANAGE SOIL MOISTURE LEVELS. AGAIN, IT IS IMPORTANT TO STRESS THE REQUIREMENT/RESPONSIBILITY FOR THE HOMEOWNER TO MAINTAIN SOIL MOISTURE LEVELS IN AREAS WITH CLAY SOIL TO PREVENT FOUNDATION MOVEMENT.

## LIMITATIONS:

ALL MODIFICATIONS OR CHANGES SHALL BE IN WRITING AND NO VERBAL DEVIATIONS ARE PERMITTED. ANY CHANGES OR DEVIATIONS TO THIS PLAN CONSTITUTE A BREACH OF THIS PLAN AND RENDERERS VOID TO THE ENGINEERS CERTIFICATION AS WELL AS ALL EXPRESSED OR IMPLIED LIABILITY OR WARRANTY OF THIS DESIGN. RCS ENTERPRISES, LP LIABILITY FOR THIS DESIGN IS LIMITED TO \$500. USE OF PART OF THIS DESIGN INDICATES ACCEPTANCE OF ALL OF THE REQUIREMENTS. THE WARRANTY OF THIS DESIGN IS LIMITED TO THIS PLAN AND DOES NOT INCLUDE WHAT MAY OR MAY NOT BE INSTALLED AT CONSTRUCTION. PLEASE CONTACT US IF YOU HAVE QUESTIONS ABOUT THIS DESIGN OR THE STIPULATIONS OF ITS USE. WE EXPRESSLY DENY ANY WARRANTY THAT THIS DESIGN WILL SATISFY THE PARTICULAR DESIRES OF A PARTICULAR CUSTOMER.

## WINDBORNE DEBRIS PROTECTION: PROTECTIVE PANELS MUST BE PROVIDED FOR EACH GLAZED OPENING.

- a) PANELS SHALL BE PRECUT FROM 15/32" (MIN) PLYWOOD (NO OSB).
- b) PANELS MUST BE SIZED TO COVER THE OPENINGS 2" PAST EACH SIDE OF OPENING.
- c) EACH PANEL SHALL BE LABELED WITH THE OPENING IT IS TO COVER.
- d) PANELS ARE TO BE SECURED WITH SUFFICIENT QUANTITY OF ATTACHMENT HARDWARE TO BE PROVIDED WITH EACH PANEL: - #8 SCREWS WITH WASHERS AT 12" ON CENTER.
- e) STORAGE: PANELS MUST BE STORED ON SITE IN A WEATHER RESISTANT LOCATION

## ELEVATION NOTE:

REFERENCE ELEVATION CERTIFICATE FOR THIS PROPERTY, IF IN THE 100 YEAR FLOOD ZONE, TO ENSURE THE FINISHED FLOOR IS AT LEAST 18" ABOVE THE BFE.

ALL ELEVATION MEASUREMENTS MUST REFERENCE THE SURVEY BENCHMARK

Jerry L. Helms  
2014.09.02  
'00'05-11:22:41

JERRY L. HELMS  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS - NO. 41625  
RCS ENTERPRISES, LP F-2071



FILE NAME: RCS-TX-ON FRAME-COA

DRAWING NAME: MODULAR HOME FOUNDATION - COASTAL COUNTY

THIS DESIGN WAS ORDERED BY:

OAK CREEK HOMES #68

**RCS Enterprises, LP**

400 N. Allen Dr. Suite #205

Allen, TX 75013

(972)727-8572

JOHN ELMDAHL  
414 SCOTLAND

CORPUS CHRISTI, TX 78418

CONTRACTOR MUST FIELD VERIFY ACTUAL DIMENSIONS WITH MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.

COMPANY NAME IS BLUE IN COLOR ON ORIGINAL DRAWINGS

MODEL: 5602

BOX SIZE: 15'-6" X 56'-0"

SHEET NO.

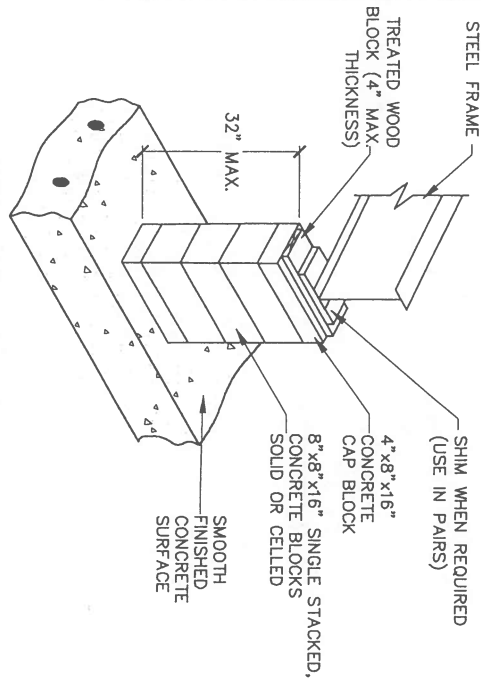
2 OF 5

DWG ISSUE DATE:

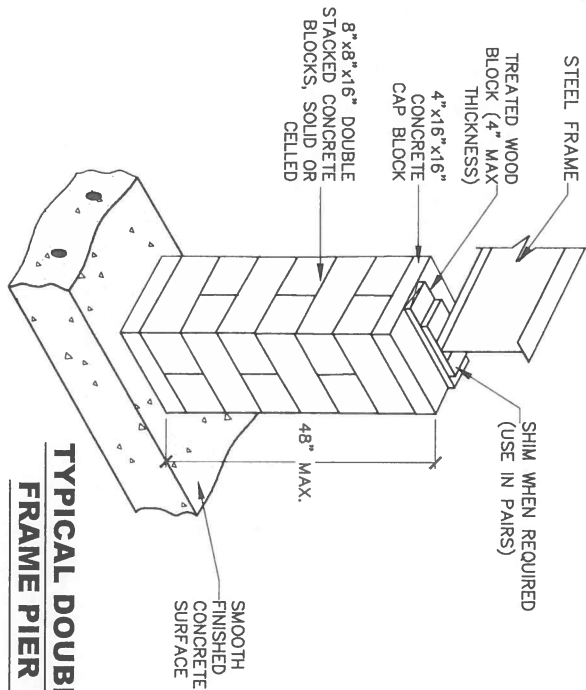
09/02/14

REV NO. & DATE

0)



**TYPICAL SINGLE BLOCK  
FRAME PIER DESIGN**



**TYPICAL DOUBLE BLOCK  
FRAME PIER DESIGN**

**BLOCKING NOTES (B):**  
B1) THE MINIMUM BLOCK HEIGHT UNDER THE FRAME IS 12" (18" UNDER FLOOR JOIST) AND THE MAXIMUM IS 48" FOR THIS DESIGN.  
B2) USE 8"x8"x16" HOLLOW CELL MASONRY UNITS, 1-1/4" FACE SHELL THICKNESS, 1" WEB THICKNESS, 18/20 LB. LOAD-BEARING CAPACITY WITH 4" SOLID CAP BLOCK. ALL MASONRY PIERS & WALLS MUST HAVE MORTARED OR EPOXY BONDED JOINTS. ALL BLOCKS MUST BE POSITIONED TO ENSURE A 2" MIN FOOTING PROJECTION.  
B3) BLOCKING IS READ ON ALL HOMES AS REFLECTED ON SHEET 1 UNDER FRAME, PERIMETER, MARRIAGE, AND PORCHES. INSTALL BLOCKING ON RUNNERS OR 20"x20"x8" CONCRETE FOOTINGS.

Jerry L. Helms  
2014.09.02  
'00'05-11:22:36

JERRY L. HELMS  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS - NO. 41625  
RCS ENTERPRISES, LP P-2071



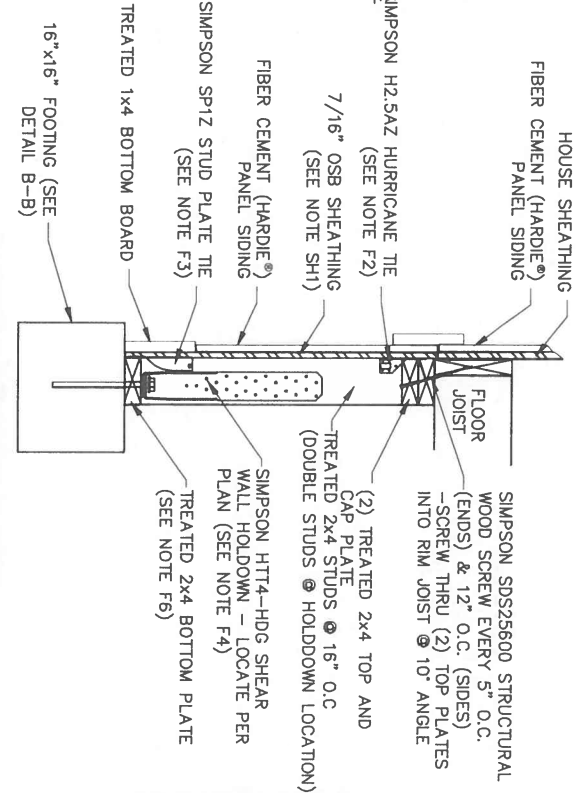
FILE NAME:	RCS-TX-ON FRAME-COA		
DRAWING NAME:	MODULAR HOME FOUNDATION - COASTAL COUNTY BLOCKING DETAILS		
CONTRACTOR MUST FIELD VERIFY ACTUAL DIMENSIONS WITH MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.			
COMPANY NAME IS BLUE IN COLOR ON ORIGINAL DRAWINGS			
MODEL: 5602	BOX SIZE: 15'-6" X 56'-0"		
SHEET NO. 3 OF 5	DWG ISSUE DATE: 09/02/14	REV NO. & DATE 0)	

THIS DESIGN WAS ORDERED BY: **OAK CREEK HOMES #68**

**RCS Enterprises, LP**

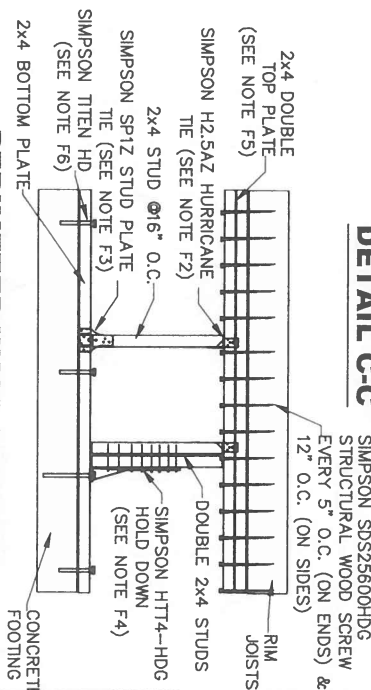
400 N. Allen Dr. Suite #205 Allen, TX 75013 (972)727-8572

JOHN ELM DAHL  
414 SCOTLAND  
CORPUS CHRISTI, TX 78418



**FIBER CEMENT PANEL  
PERIMETER OR PORCH WALL  
DETAIL C-C**

SIMPSON SDS  
STRUCTURAL

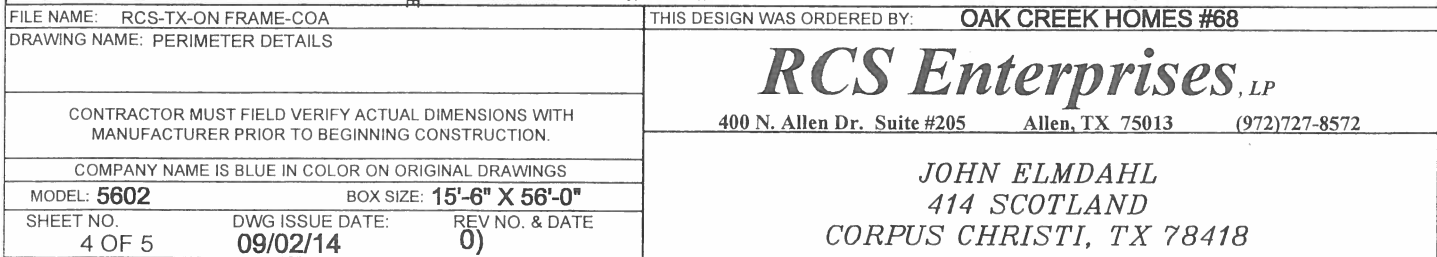


## PERIMETER WALL FRAMING

### SIDE VIEW

E5) SEE JAMES HARDIE INSTALLATION REQUIREMENTS FOR ANY ADDITIONAL REQUIREMENTS. INSTALLATION MUST MEET DESIGN WIND PRESSURES OF 44 P.S.F. (WINDSPEED: 120 MPH EXP. C - 17' ROOF HEIGHT)

**JERRY L. HELMS**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS - NO. 41626  
RCS ENTERPRISES, LP F-2071



**Texas Department of Insurance (TDI) Connector & Fastener Minimal Corrosion Resistance Requirements**

TDI Location Classification	Min. Corrosion Rating For TDI "Open" Areas *	Min. Corrosion Rating For TDI "Vented or Enclosed" Areas **	Min. Corrosion Rating For TDI "Conditioned" Areas ***
Seaward	Stainless Steel per ASTM A167 or Steel per ASTM A123, A153 or A653	Steel per ASTM A641, B695 or B633 (All Seaward "Open" Coatings Can Also Be Used)	No Minimum Corrosion Resistance Requirement
Inland I	Steel per ASTM A641, B695 or B633 (All Seaward "Open" Coatings Can Also Be Used)	Steel per ASTM A899 (All Seaward/Inland I "Open" Coatings Can Also Be Used)	No Minimum Corrosion Resistance Requirement
Inland II	Steel per ASTM A641, B695 or B633 (All Seaward "Open" Coatings Can Also Be Used)	No Minimum Corrosion Resistance Requirement	No Minimum Corrosion Resistance Requirement

**TDI Area Definitions \***

"Open" areas include: porches, decks, carports, exterior wall coverings, roof coverings (including vent and skylight attachments), brick/stone ties, undersides of elevated structures, mech. equip. anchors, garage door attachments, and hurricane shutter a

"Vented or Enclosed" areas include: attics, exterior wall stud cavities, crawl spaces, window & exterior door attachments, roof sheathing, wall sheathing.

"Conditioned" areas include: heated and cooled living areas.

**Corrosion Resistance Requirement Notes**

Note 1: 1/2" diameter or greater steel bolts in all areas or location classifications do not have to be corrosion resistance coated.

Note 2: ASTM A167 - Stainless Steel, ASTM A123 or ASTM A153 - Hot Dip Galvanized Steel, ASTM A653 - Hot Dip Galvanized or Galvannealed Steel (Prior to Fabrication)

Note 3: ASTM A641 - Hot Dip Galvanized or Electro Galvanized Steel, B695 - Mechanically Deposited Zinc Coated Steel, ASTM B633 - Electrodeposited Zinc Coated Steel

Note 4: ASTM A899 - Epoxy Coated Steel

Note 5: Metal connectors include fabricated straps, brackets, ties, hangers, etc. etc. Connectors include bolts, screws, washers, nuts, etc.

Note 6: Refer to Design Parameters notes to determine if this home is located in a TDI Seaward, Inland I, or Inland II location classification.

**Jerry L. Helms**

2014.09.02

11:22:19

'00'05-

**JERRY L. HELMS**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS - NO. 41625  
RCS ENTERPRISES, LP P-2071



FILE NAME: RCS-TX-ON FRAME-COA  
DRAWING NAME: SHEAR WALL PLAN

THIS DESIGN WAS ORDERED BY: **OAK CREEK HOMES #68**

**RCS Enterprises, LP**

400 N. Allen Dr. Suite #205 Allen, TX 75013 (972)727-8572

CONTRACTOR MUST FIELD VERIFY ACTUAL DIMENSIONS WITH MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.

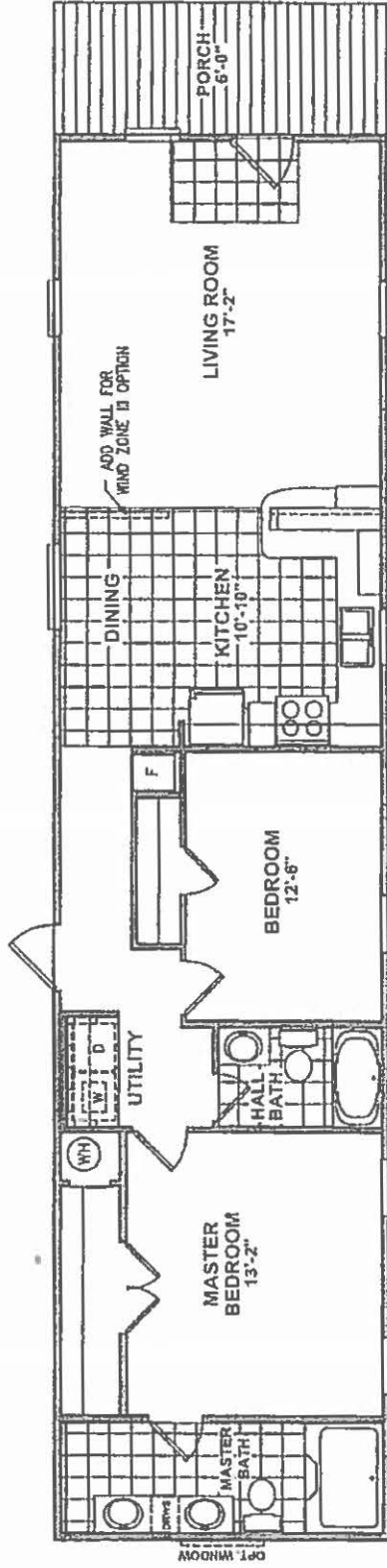
COMPANY NAME IS BLUE IN COLOR ON ORIGINAL DRAWINGS

MODEL: **5602** BOX SIZE: **15'-6" X 56'-0"**

SHEET NO. DWG ISSUE DATE: REV NO. & DATE

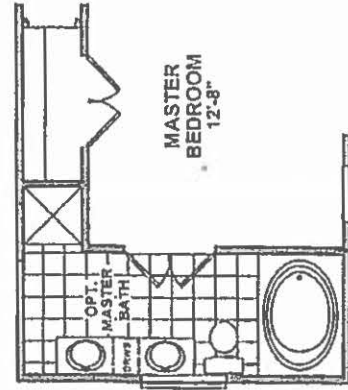
5 OF 5 09/02/14 0)

**JOHN ELMDAHL**  
414 SCOTLAND  
CORPUS CHRISTI, TX 78418



# MODEL: HS314PP

16'x70' (74' OVERALL)  
 APPROX. 992 SQ. FT.  
 2 BEDROOMS, 2 BATHS

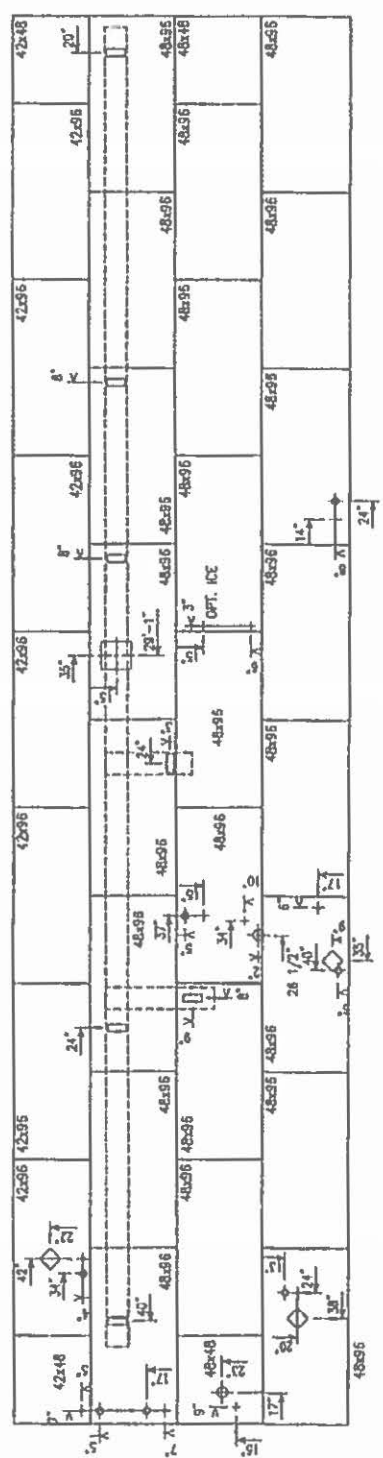
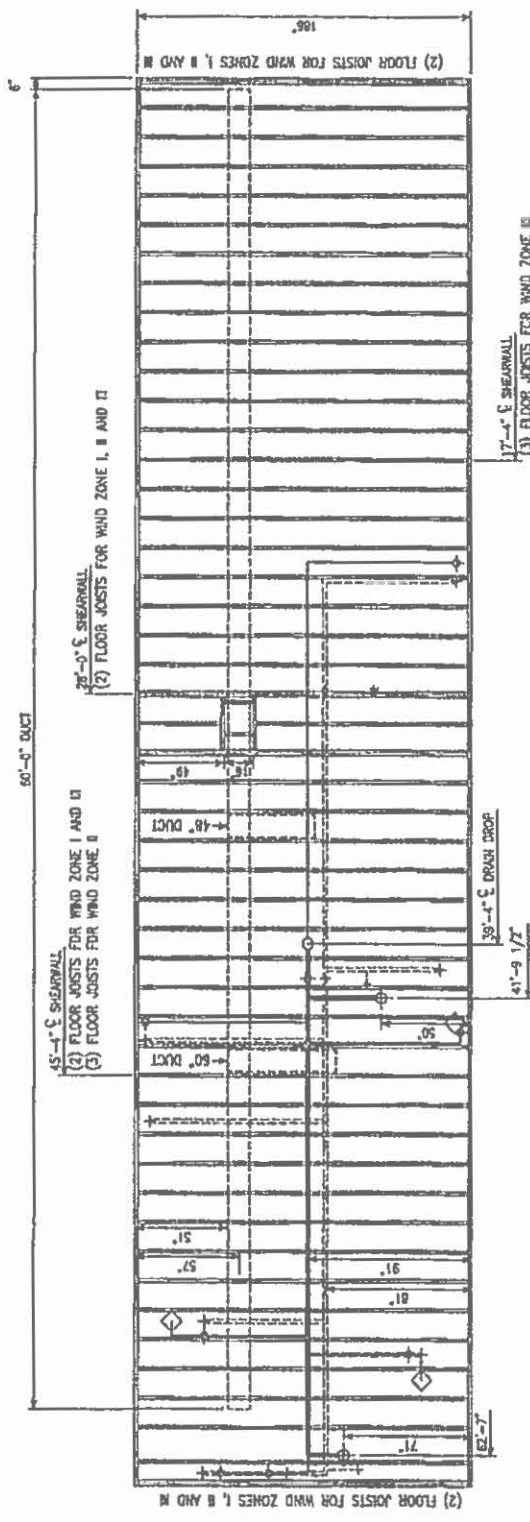


OAK CREEK HOMES OF LANCASTER			
LITERATURE			
DATE	DATE	DATE	DATE
DAN ROBINSON	01/20/10	3/16" = 1'-0"	
HS314P			

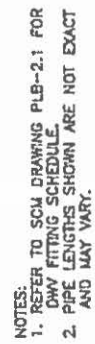







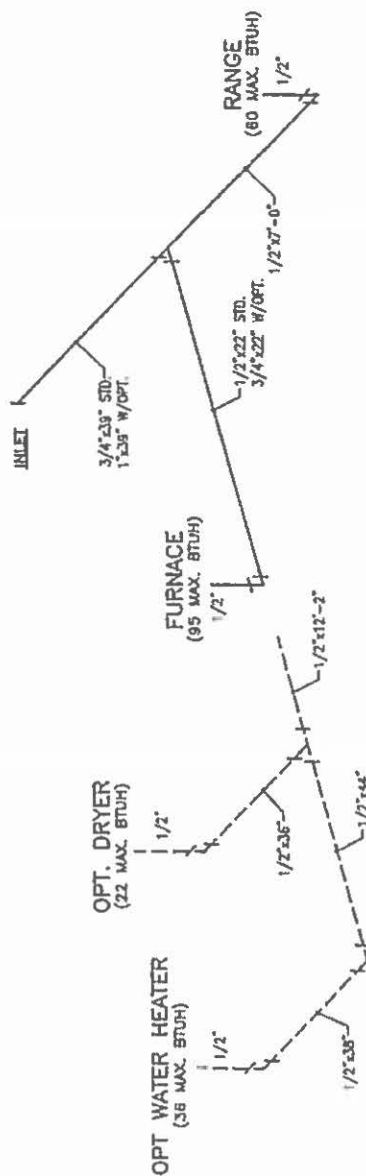


OAK CREEK HOMES OF LANCASTER		DATE	01/20/10	BY	JR
OPT. FLOOR LAYOUT		DATE	01/20/10	BY	JR
DAN ROBINSON		DATE	01/20/10	BY	JR
JIS314P		DATE	01/20/10	BY	JR



12W	SECTION	BY	DATE	 <b>OAK CREEK HOMES</b> OF LANCASTER
				DWV SYSTEM (SEE PLAN)
				DAN ROBINSON (SEE PLAN)
				01/20/10 DATE
				HS314P (SEE PLAN)





1. MAXIMUM STANDARD DEVELOPED LENGTH = 20'-0"
2. MAXIMUM OPTIONAL DEVELOPED LENGTH = 30'-0"
3. PIPE LENGTHS AND HOLE LOCATIONS ARE NOT EXACT AND MAY VARY.
4. TOTAL STANDARD B.T.U./HOUR = 155,000
5. TOTAL OPTIONAL B.T.U./HOUR = 213,000

[illegible]

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 commission 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. 0417-01**

**Fun Season, LLC.-Series D** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"RS-6/PUD" Single-Family 6 District with a Planned Unit Development for a manufactured home, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Maretta Terrace, Block B, Lot 2, located on the east side of Lynch Street, north of Baldwin Boulevard, and south of South 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, April 5, 2017**, 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: MARIA-ELENA GONZALEZ

Address: 2525 LYNCH City/State: Corpus Christi-Texas

( ) IN FAVOR ( ☒ ) IN OPPOSITION

Phone: 361 2321554

REASON: IF THE STANDARDS ON BUILDING CODES ARE LOWER THEN THAT WILL GREATLY RISK MY HOME + OTHER HOME IN THE AREA BY BEING IN DAMAGE BY HIGH WINDS IN A MAJOR EARTHQUAKE OR OTHER NATURE DISASTERS.  
Maria Elena Gonzalez  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 7  
INFOR Case No.: 17ZN1009

Case No. 0417-01  
Project Manager: Andrew Dimas

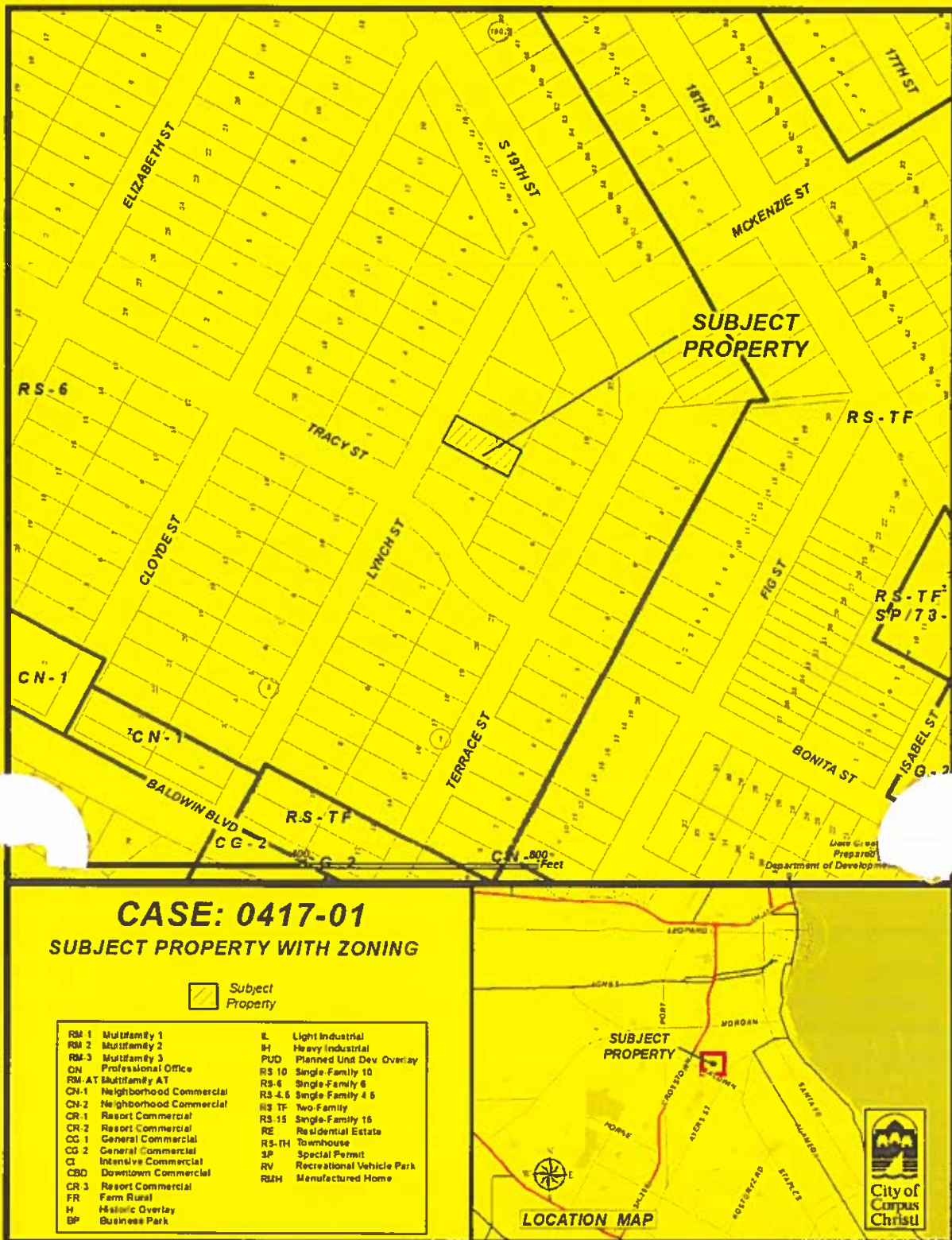
AND BEING PROPERTY VALUE DOWN IF THE HOUSE IS TO BE LISTED AS A LOW-INCOME

City of Corpus Christi  
Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469



U.S. POSTAGE PITNEY BOWES  
ZIP 78412 \$ 000.46<sup>0</sup>  
02 4W  
0000340617 MAR 24 2017

7 880200010030  
GONZALES MARIA ELENA  
C/O HILARIO GONZALES JR A  
2525 LYNCH  
Corpus Christi, TX 78404



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 commission 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. 0417-01**

**Fun Season, LLC.-Series D** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"RS-6/PUD" Single-Family 6 District with a Planned Unit Development for a manufactured home, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Maretta Terrace, Block B, Lot 2, located on the east side of Lynch Street, north of Baldwin Boulevard, and south of South 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, April 5, 2017**, 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: Mary Louise Palacios

Address: 2510 Cloyde St City/State: Corpus Christi, TX

( ) IN FAVOR (X) IN OPPOSITION

Phone: 361-883-8937

REASON:

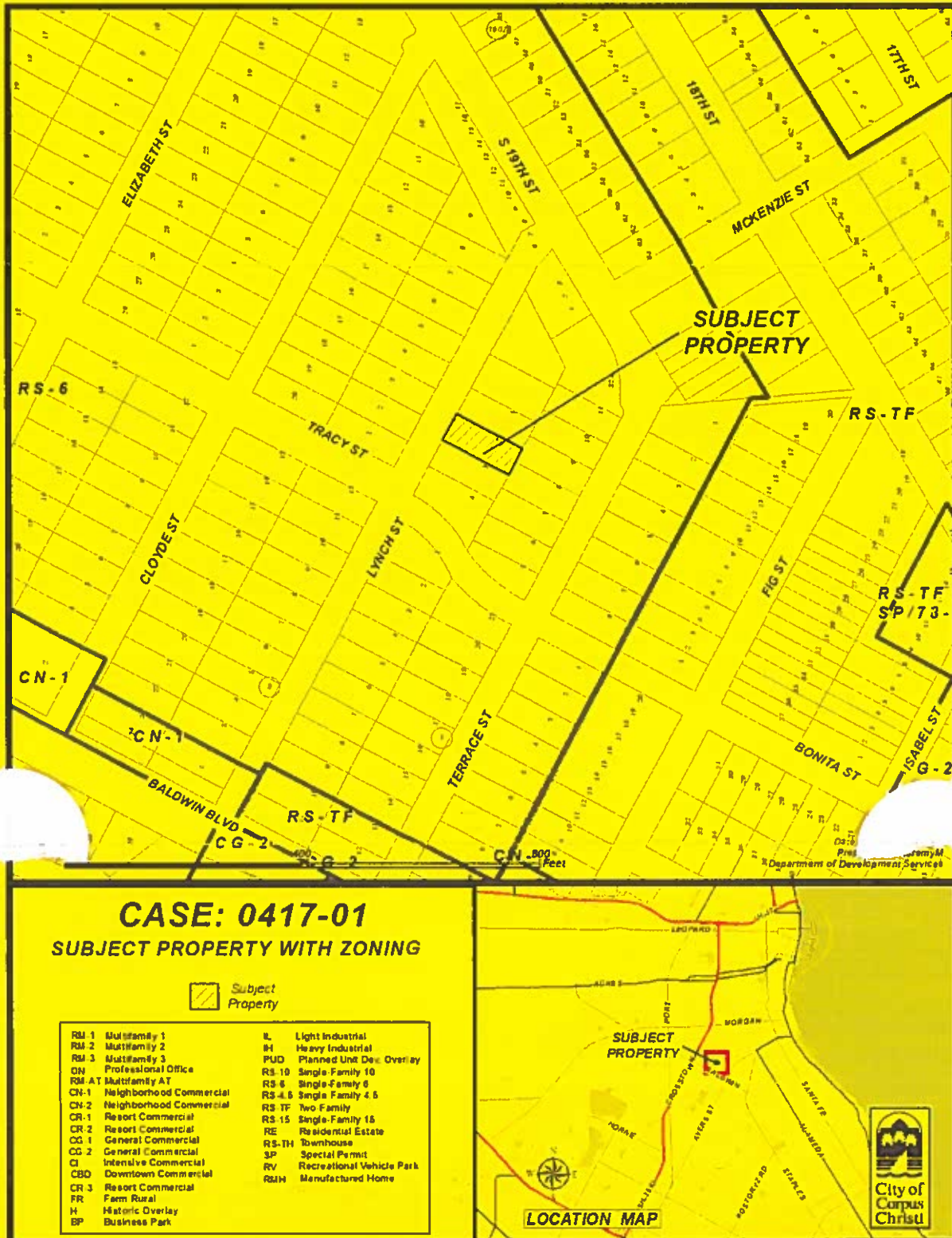
Mary Louise Palacios  
Signature

City of Corpus Christi  
Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469



U.S. POSTAGE & METS  
ZIP 78412 \$ 000.46<sup>0</sup>  
02 4W  
0000340617 MAR 24 2017

10 880200010180  
PALACIOS MARY LOUISE ET V  
TOMAS DEC'D  
2510 CLOYDE  
Corpus Christi, TX 78404



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 commission 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. 0417-01**

**Fun Season, LLC.-Series D** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"RS-6/PUD" Single-Family 6 District with a Planned Unit Development for a manufactured home, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Maretta Terrace, Block B, Lot 2, located on the east side of Lynch Street, north of Baldwin Boulevard, and south of South 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, April 5, 2017**, 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,

Printed Name: MARIO MENDIETA 78404  
Address: 2521 LYNCH ST. City/State: CORPUS CHRISTI, TX.  
( ) IN FAVOR (X) IN OPPOSITION Phone: (361) 883-7184

REASON:

"PERSONAL"

Mario Mendieta  
Signature

SEE MAP ON REVERSE SIDE  
Property Owner ID: 20  
INFOR Case No.: 17ZN1009

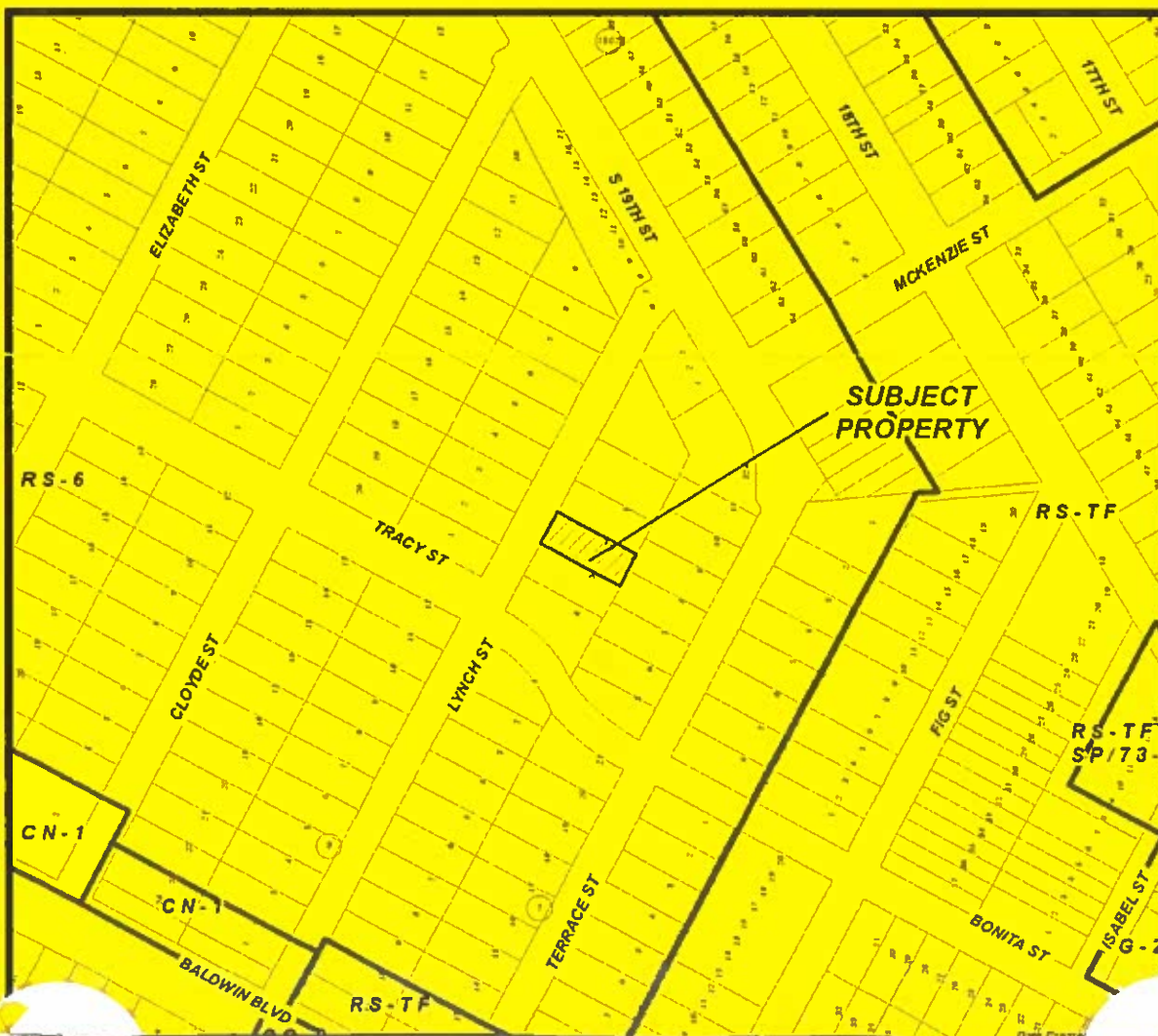
Case No. 0417-01  
Project Manager: Andrew Dimas

City of Corpus Christi  
Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469



U.S. POSTAGE >>> PITNEY BOWES  
ZIP 78412 \$ 000.46<sup>0</sup>  
02 4W  
0000340617 MAR 24 2017

20 880200010040  
MENDIETA MARIO  
2521 LYNCH ST  
Corpus Christi, TX 78404



**CASE: 0417-01**  
**SUBJECT PROPERTY WITH ZONING**



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	HI 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
CH-1 Neighborhood Commercial	RS-4.5 Single Family 4.5
CH-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-TM 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	



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 commission 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. 0417-01**

**Fun Season, LLC.-Series D** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"RS-6/PUD" Single-Family 6 District with a Planned Unit Development for a manufactured home, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**Maretta Terrace, Block B, Lot 2, located on the east side of Lynch Street, north of Baldwin Boulevard, and south of South 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, April 5, 2017**, 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: JERRY DALTON

Address: 6657 LONG MEADOW DR City/State: CORPUS CHRISTI, TX 78403

( ☒ ) IN FAVOR ( ) IN OPPOSITION

Phone: (361) 215-6486

REASON:

Signature



City of Corpus Christi  
Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469

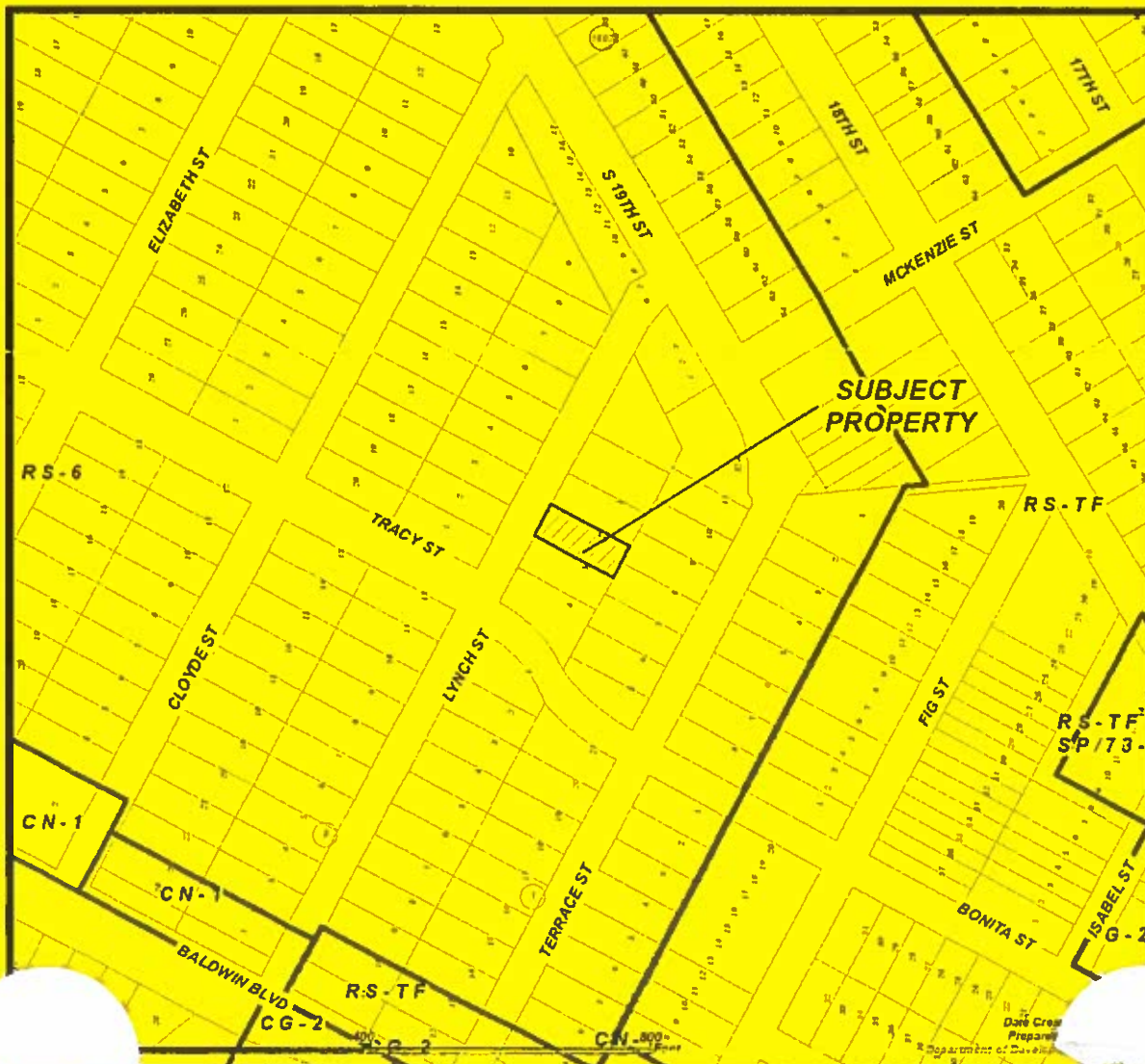


U.S. POSTAGE PITNEY BOWES



ZIP 78412 \$ 000.46<sup>0</sup>  
02 4W  
0000340617 MAR 24 2017

8 477200020010  
DALTON JERRY N  
6657 Long Meadow Dr  
Corpus Christi, TX 78413



**CASE: 0417-01**  
**SUBJECT PROPERTY WITH ZONING**



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	HI 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
CH-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CH-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 Downtown Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

