



Zoning Case #1018-05

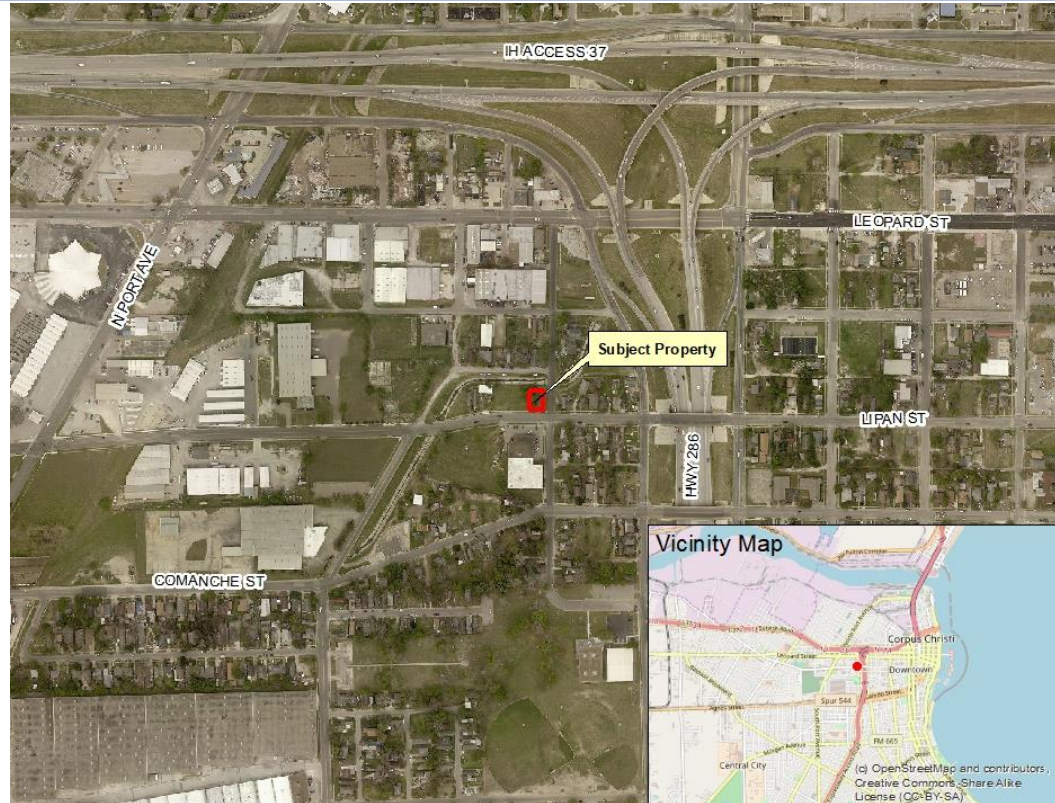
Habitat for Humanity of Corpus Christi, Inc.

Rezoning for a Property at 1902 Lipan Street

Planning Commission Presentation
November 14, 2018



Aerial Overview





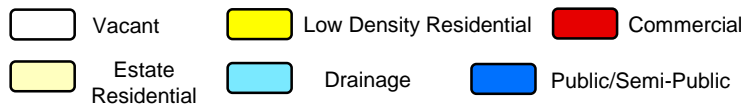
Subject Property at 1902 Lipan Street



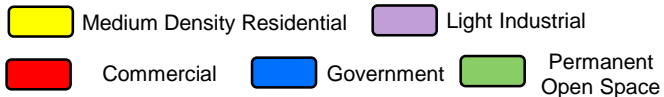
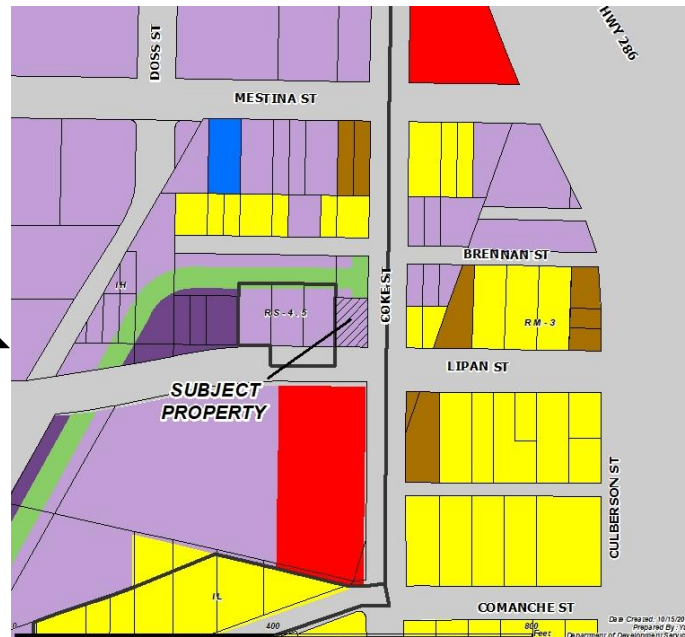


Land Use

Existing Land Use



Future Land Use





Subject Property, North on Lipan Street





Lipan Street, East of Subject Property





Lipan Street, South of Subject Property





Lipan Street, West of Subject Property





Public Notification

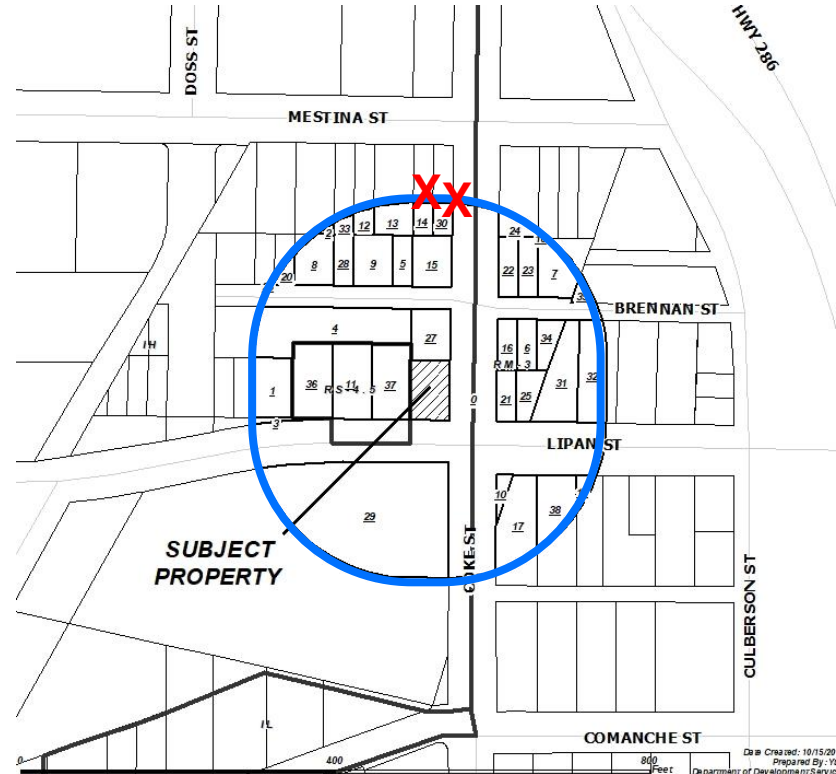
38 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 2 (1.19%)



In Favor: 0



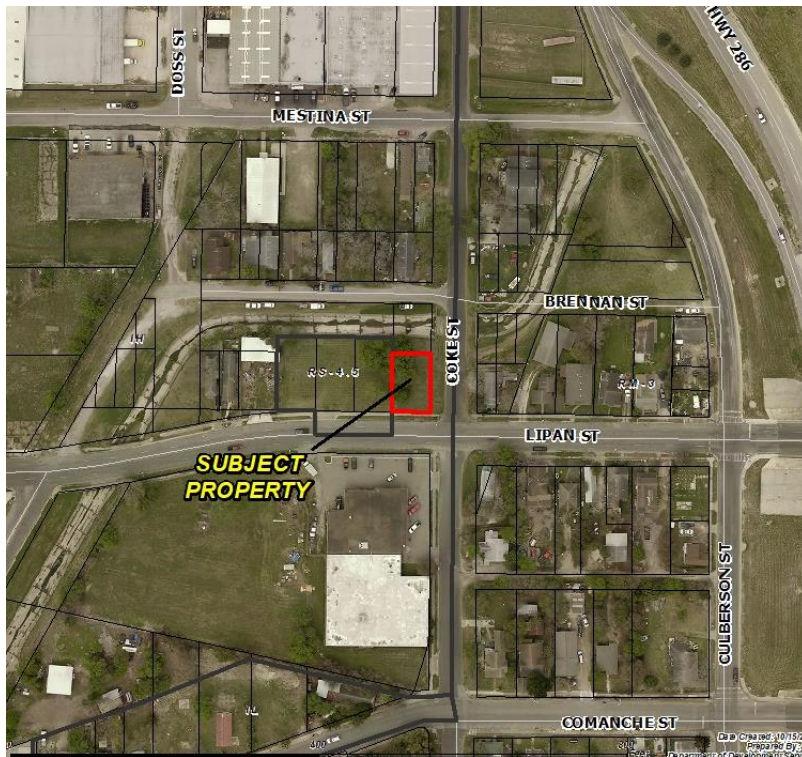


Zoning Pattern





UDC Requirements



Buffer Yards: N/A

Setbacks:

Street: 20 feet

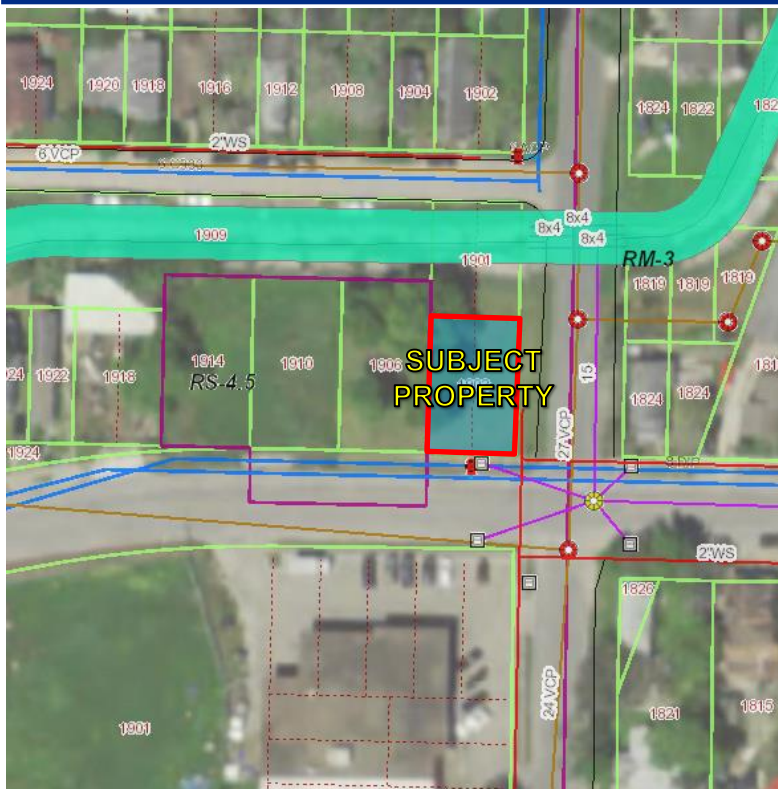
Side/Rear: 5 feet

Parking: 2 per dwelling unit

Uses Allowed: Single-Family
Homes, Home Occupations,
Group Homes.



Utilities



- **Water:** 8-inch C900 Line
- **Wastewater:** The closest available wastewater manhole is along Coke Street and has a depth of 9.5 feet.
- **Gas:** 2-inch Service Line
- **Storm Water:** Inlets along Lipan Street.



Staff Recommendation

Approval of the
“RS-4.5” Single-Family 4.5 District