

# PLANNING COMMISSION FINAL REPORT

Case No. 0819-05

INFOR No. 19ZN1023

**Planning Commission Hearing Date:** September 18, 2019

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Tammy Johnson <b>Applicant:</b> Brizo Construction <b>Location Address:</b> 3837 Herring Drive <b>Legal Description:</b> Lot 17, Block 1, Holliday Harbor, located along the east side of Herring Drive, south of Yorktown Boulevard, and west of Laguna Shores Road).			
<b>Zoning Request</b>	<b>From:</b> "RMH" Manufactured Home District <b>To:</b> "RS-6" Single-Family 6 District <b>Area:</b> 0.291 acres <b>Purpose of Request:</b> To allow for the construction of a single-family home.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RMH" Manufactured Home	Low Density Residential	Medium Density Residential
	<i>North</i>	"RMH" Manufactured Home	Low Density Residential	Medium Density Residential
	<i>South</i>	"RMH" Manufactured Home	Low Density Residential	Medium Density Residential
	<i>East</i>	"RV" Recreational Vehicle	Low Density Residential	Medium Density Residential
	<i>West</i>	"RMH" Manufactured Home and "RS-6" Single-Family 6	Low Density Residential	Low Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> 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). <b>Map No.:</b> 036027 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 60 feet of street frontage along Herring Drive 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
	Herring Drive	Local/Residential	50' ROW 28' paved	50' ROW 20' paved	N/A

**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 0.291 acres in size. The applicant is proposing a 1,480 square foot single-family home. The construction project is funded through a grant from the Texas General Land Office as part of recover efforts to rebuild properties that were significantly damaged by Hurricane Harvey. The proposed home will be elevated to eight feet to meet all building and FEMA code requirements.

**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 single-family homed zoned “RS-6” Single-Family 6 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 within the manufactured home subdivision 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). 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).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC).
- 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 does not increase density within the existing neighborhood.

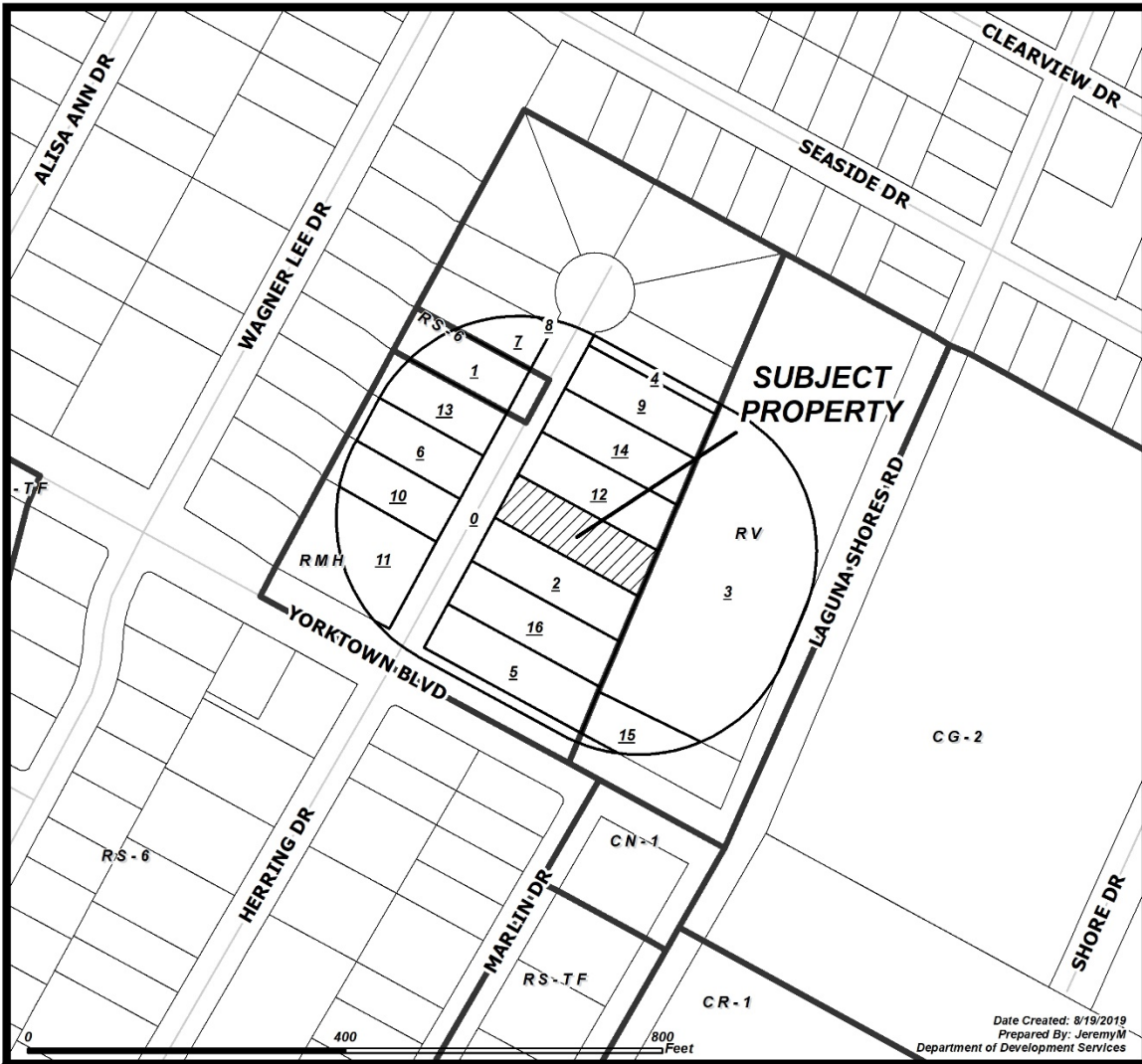
**Staff Recommendation and Staff Recommendation (September 18, 2019):**

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

<b>Public Notification</b>	Number of Notices Mailed – 16 within 200-foot notification area 5 outside notification area	
	<b><u>As of September 13, 2019:</u></b>	
	In Favor	– 2 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: 8/19/2019  
Prepared By: JeremyM  
Department of Development Services

## CASE: 0819-05 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 within 200' listed on attached ownership table  
 Owners in favor  
 Owners in opposition



Persons with disabilities planning to attend this meeting, who may require special services, are requested to call the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con discapacidades que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso al departamento de servicios de desarrollo, al número (361) 826-3240, al menos 48 horas antes de la junta.

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 comisión 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. 0819-05**

**Tammy Johnson** has petitioned the City of Corpus Christi to consider a change of zoning from the "RMH" **Manufactured Home District to the "RS-6" Single-Family 6 District, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

**3837 Herring Drive and described as Lot 17, Block 1, Holliday Harbor, located along the east side of Herring Drive, south of Yorktown Boulevard, and west of Laguna Shores Road.**

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, September 18, 2019**, 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: Tae Woolery

Address: 3849 Herring

City/State: E.C.T. TX 78418

( ☒ ) IN FAVOR

( ) IN OPPOSITION

Phone: 361-939-7805

REASON:

Signature 

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1023  
Property Owner ID: 5  
City of Corpus Christi

Case No. 0819-05  
Project Manager: Andrew Dimas  
Email: AndrewD2@ccetexas.com



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Printed Name: Virgil AND Carolyn Green

Address: 3846 Herring Dr.

City/State: Corpus Christi

(X) IN FAVOR ( ) IN OPPOSITION

Phone: 361 937 1206

REASON:

WE ARE ALSO going TO TRY TO GET Re ZONE TO  
Build A House

Virgil Green and Carolyn D. Green  
Signature

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 19ZN1023  
Property Owner ID: 11  
City of Corpus Christi

Case No. 0819-05  
Project Manager: Andrew Dimas  
Email: AndrewD2@cctexas.com