



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 11/19/19
Second Reading Ordinance for the City Council Meeting 12/10/19

DATE: October 5, 2019

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning a property at or near 3837 Herring Drive

CAPTION:

Zoning Case No. 0819-05, Tammy Johnson (District 4). Ordinance rezoning property at or near 3837 Herring Drive from the "RMH" Manufactured Home District to the "RS-6" Single-Family 6 District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a single-family home.

BACKGROUND AND FINDINGS:

The subject property is 0.291 acres in size and is currently zoned "RMH" Manufactured Home District. The applicant is requesting the "RS-6" Single-Family 6 District in order to construct a 1,480 square foot single-family home. The construction project is funded through a grant from the Texas General Land Office (GLO) as part of recovery 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.

Conformity to City Policy

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 subject property is compatible with the adjoining residential properties and does not have a negative impact upon the adjacent commercial properties. 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.

Public Input Process

Number of Notices Mailed
16 within 200-foot notification area
5 outside notification area

As of October 1, 2019:

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.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the "RMH" Manufactured Home District to the "RS-6" Single-Family 6 District on September 18, 2019.

ALTERNATIVES:

1. Denial of the change of zoning from the "RMH" Manufactured Home District to the "RS-6" Single-Family 6 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 "RMH" Manufactured Home District to the "RS-6" Single-Family 6 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