



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 01/14/20
Second Reading Ordinance for the City Council Meeting 01/21/20

DATE: November 25, 2019

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 3846 and 3850 Herring Drive

CAPTION:

Zoning Case No. 1119-04, Virgil and Carolyn Greene (District 4). Ordinance rezoning property at or near 3846 and 3850 Herring Drive from the "R-MH" 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 0.50 acres in size consisting of two lots and an existing manufactured home. The owner would like to demolish the existing manufactured home and construct a traditional single-family home. The "R-MH" District permits manufactured homes with a density of 8 dwelling units per acre in manufactured home subdivision. The "RS-6" District permits single-family homes with a maximum density of 6 dwelling units per acre.

Conformity to City Policy

The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for low density residential use. 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.

Public Input Process

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

As of November 8, 2019:

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.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the "R-MH" Manufactured Home District to the "RS-6" Single-Family 6 District on November 13, 2019.

ALTERNATIVES:

1. Denial of the change of zoning from the "R-MH" 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 "R-MH" 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