

# Zoning Case ZN8359

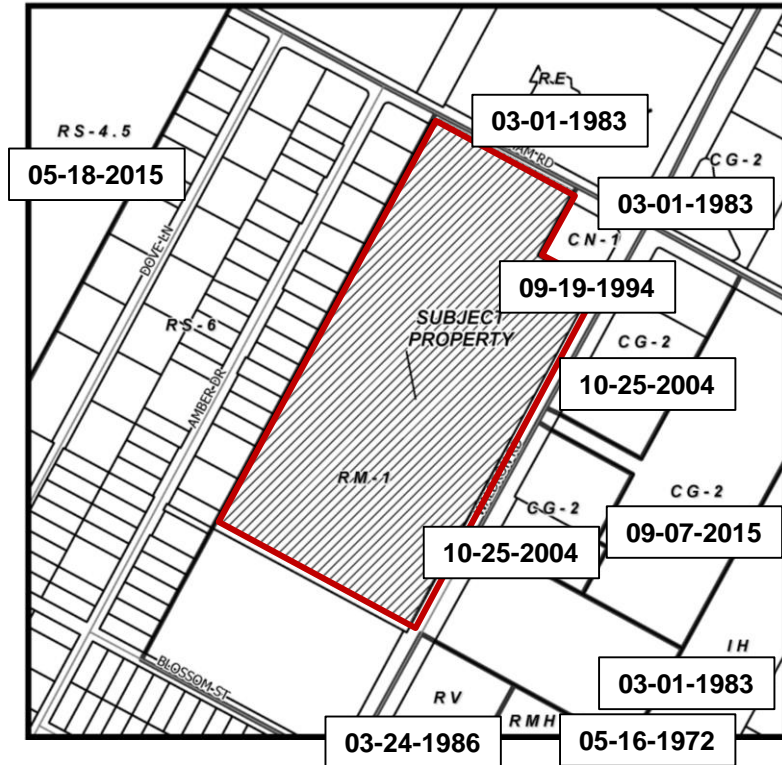


**Horizon Land Properties, LLC**  
District 4

Rezoning for a property at or near  
601 Graham Road  
From the "RM-1" Multifamily District  
To the "RS-4.5" Single-Family District  
and the "CG-2" General Commercial District



# Zoning and Land Use



## Proposed Use:

To allow a residential subdivision and a commercial development.

## ADP (Area Development Plan):

Flour Bluff, Adopted on June 22, 2021

## FLUM (Future Land Use Map):

Medium-Density Residential

## Existing Zoning District:

"RM-1" Multifamily

## Adjacent Land Uses:

North: Low-Density Residential, Vacant, Public/Semi-Public;  
Zoned: RS-6, RE

South: Vacant, Manufactured Home, Public/Semi-Public;  
Zoned: RM-1, RV

East: Public/Semi-Public, Transportation, Commercial, Vacant;  
Zoned: RE, CG-2

West: Low-Density Residential; Zoned: RS-6, RM-1

# Public Notification

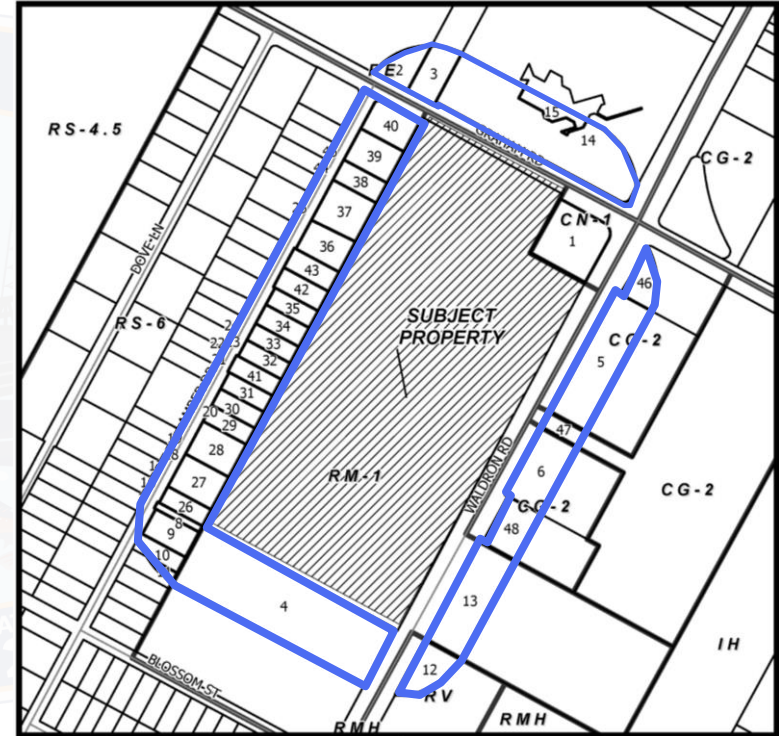
48 Notices mailed inside the 200' buffer  
4 Notices mailed outside the 200' buffer

## Notification Area

**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*



**In Favor: 1 (1.69%)**



*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

# Staff Analysis and Recommendation

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- The proposed rezoning is consistent with broader elements and goals of the comprehensive plan; however, is inconsistent with the future land use designation of Medium-Density Residential along Waldon Road.
- The request to amend the subject property to accommodate residential subdivision and commercial developments is compatible with the present zoning and conforming uses of the nearby property. The commercial area will be separated by a right-of-way from the residential subdivision.
- The subject property is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

**PLANNING COMMISSION & STAFF RECOMMEND APPROVAL.**