

ZONING REPORT

Case No.: 0513-02
 HTE No. 13-10000016

Planning Commission Hearing Date: May 22, 2013

Applicant & Legal Description	Applicant/Representative: Sababa Holdings, LLC Owner: RZ Texas Properties, LLC Legal Description/Location: Lot 17, Block 4, Flour Bluff Center, located on the east side of Central Street, between South Padre Island Drive (SH 358) and O'Neill Street.				
Zoning Request	From: "RS-6" Single-Family 6 District To: "RS-TF" Two-Family District Area: 0.16 acres Purpose of Request: To bring the property into conformance with the Unified Development Code.				
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use	
<i>Site</i>		"RS-6" Single-Family 6	Low Density Residential	Low Density Residential	
<i>North</i>		"RS-6/SP" Single-Family 6 with a Special Permit	Low Density Residential	Low Density Residential	
<i>South</i>		"RS-6" Single-Family 6	Vacant	Low Density Residential	
<i>East</i>		"RS-6" Single-Family 6	Vacant	Low Density Residential	
<i>West</i>		"RS-6/SP" Single-Family 6 with a Special Permit	Low Density Residential	Low Density Residential	
ADP, Map & Violations	Area Development Plan: The subject property is located in the Flour Bluff Area Development Plan (ADP) and is planned for low density residential uses. The proposed change of zoning to the "RS-TF" Two-Family District is consistent with the adopted Future Land Use Plan. Map No.: 035032 Zoning Violations: None				
Transportation	Transportation and Circulation: The subject property has 50 feet of frontage along Central Street, which is a local residential street. The property is located between O'Neill Street, which is a local residential street, and South Padre Island Drive (SH 358), which is designated as a Freeway/Expressway.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Central St.	Local Residential	50' ROW 28' paved	50' ROW 18' paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District in order to conform to current zoning regulations. A two-family use exists on the subject property but is not allowed in the “RS-6” Single-Family 6 District. The applicant does not have plans to redevelop the property or change its use.

Existing Land Uses & Zoning: South and east of the subject property is vacant land zoned “RS-6” Single-Family 6 District. North and west of the subject property are two-family houses zoned “RS-6/SP” Single-Family 6 District with a Special Permit.

AICUZ: The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan (ADP) Consistency: The proposed change of zoning is in the Flour Bluff Area Development Plan and is consistent with the adopted Future Land Use Plan, which slates the property for a low density residential use.

Plat Status: The subject property is currently platted.

Department Comments:

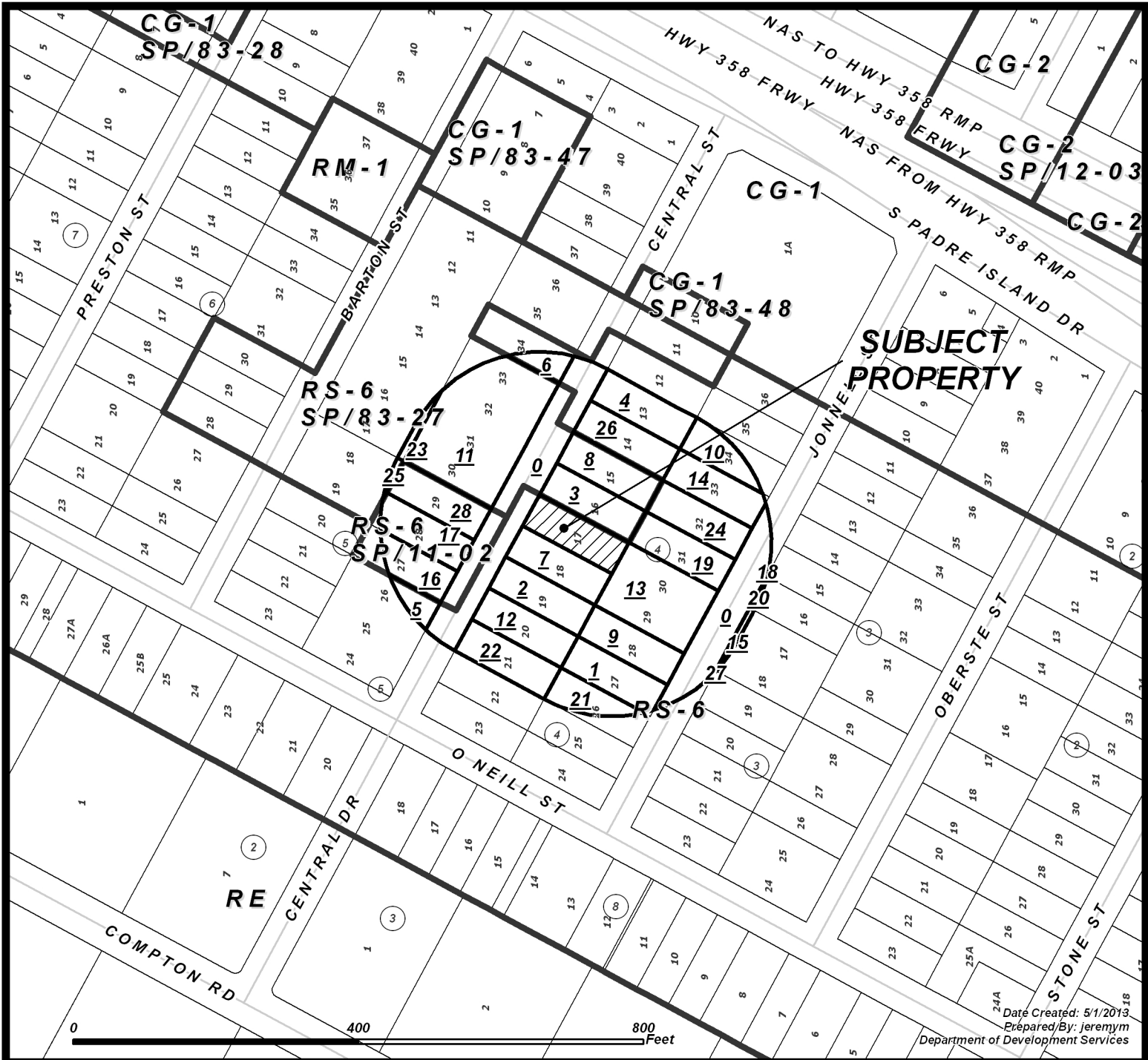
- The subject property is currently occupied by a two-family structure and is currently a noncompliant use. In order to conform to the Unified Development Code, the property must be rezoned to the “RS-TF” District.
- The properties located north and west of the subject property are developed with two-family uses and were allowed with a Special Permit in the “RS-6” Single-Family 6 District. The proposed rezoning is consistent with the land use and zoning of the adjacent properties.
- The proposed rezoning would not negatively impact the surrounding properties and is consistent with the Future Land Use Plan’s designation of the property as a “low density residential” use.

Planning Commission and Staff Recommendation (May 22, 2013):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District.

Public Notification	Number of Notices Mailed – 28 within 200’ notification area; 3 outside notification area
	<u>As of May 23, 2013:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
For 0.00% in opposition.	

Attachments: 1. Location Map (Existing Zoning & Notice Area)



Date Created: 5/1/2013
 Prepared By: jeremym
 Department of Development Services

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2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

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 in favor
 Owners within 200' listed on attached ownership table
 Owners in opposition

