

PLANNING COMMISSION FINAL REPORT

Case No.: 0114-02

HTE No. 13-10000046

Planning Commission Hearing Date: January 15, 2014

Applicant & Legal Description	<p>Applicant/Owner: Esteban R. Alaniz Legal Description/Location: Being a 9.97-acre tract of land out of Lot 29, Section 49, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Homedale Street, approximately 130 feet east of Retta Drive.</p>				
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "RS-4.5" Single-Family 4.5 District Area: 9.97 acres Purpose of Request: To allow development of a single-family subdivision with minimum lot sizes of 4,500 square feet.</p>				
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use	
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Low Density Residential	
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential	
	<i>South</i>	"RS-6" Single-Family 6	Vacant & Low Density Residential	Low Density Residential	
	<i>East</i>	"RMH" Manufactured Home District	Manufactured Home	Manufactured Home	
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential	
ADP, Map & Violations	<p>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-4.5" Single-Family 4.5 District is consistent with the adopted Future Land Use Plan. Map No.: 037030 & 036030 Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property has access to Homedale Street, which is a local residential street, and is located at the ends of Grand View Street, Luzius Drive, and Handlin Drive, which are also local residential streets. The developer will be responsible for constructing the future section of Homedale Street, located along the north side of the subject property.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Homedale St.	Local Residential	50' ROW 28' paved	25' ROW 0' 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-4.5” Single-Family 4.5 District in order to allow construction of a single-family subdivision with minimum lot sizes of 4,500 square feet.

Existing Land Uses & Zoning: North, south and west of the subject property are single-family dwellings zoned “RS-6” Single-Family 6 District. East of the subject property is a manufactured home subdivision zoned “RMH” Manufactured Home District.

AICUZ: The subject property is **not** located in a Navy Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan (ADP) Consistency: The subject property is within the boundaries of the Flour Bluff ADP and the proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for low density residential uses.

Department Comments:

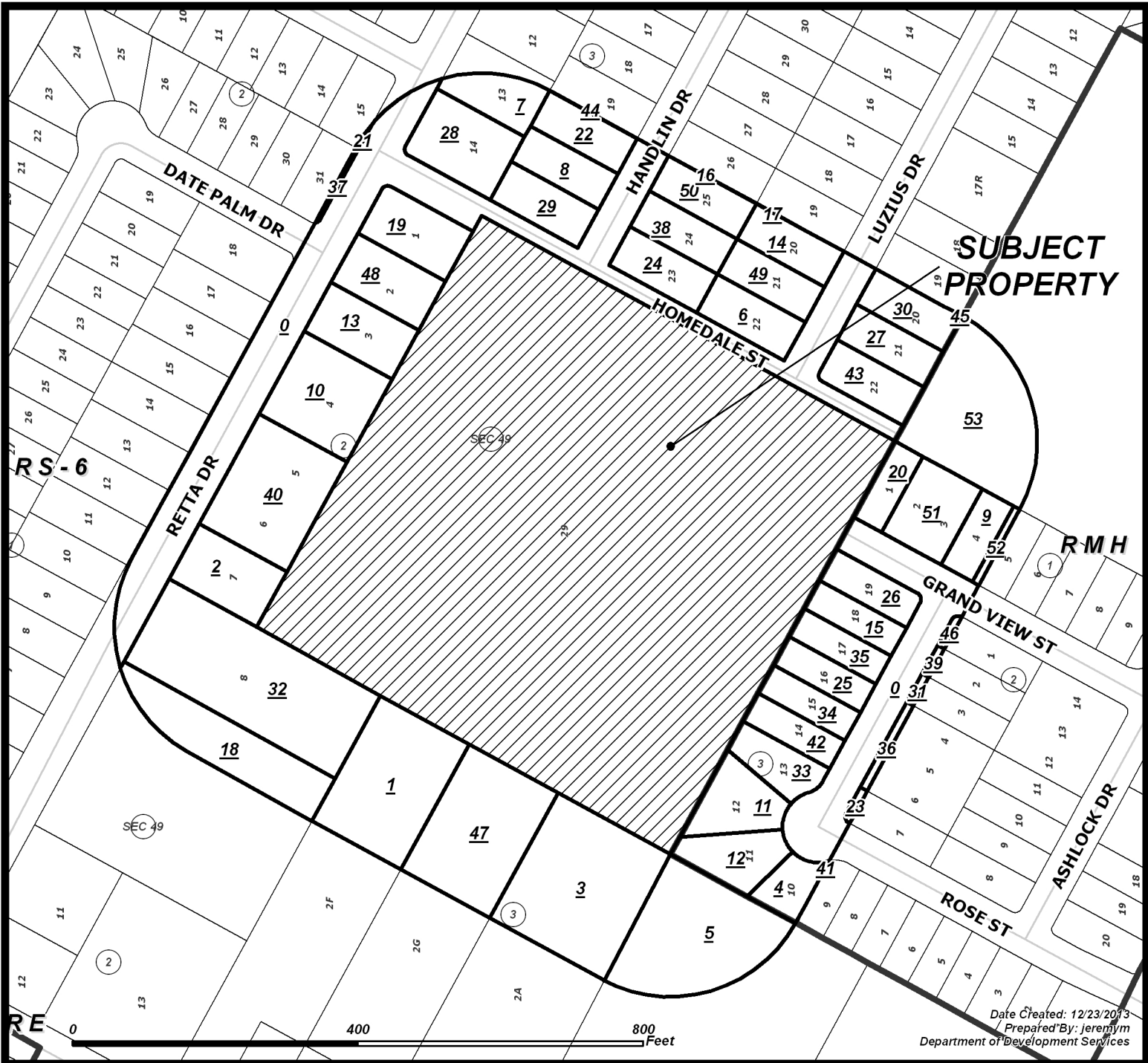
- The proposed rezoning to the “RS-4.5” Single-Family 4.5 District allows a higher density than the current “RS-6” Single-Family 6 District. This change of zoning would increase the density of the development but would remain consistent with the adopted Future Land Use Plan.
- The proposed rezoning is consistent with the Comprehensive Plan.
- The proposed rezoning would not negatively impact the surrounding properties and the property to be rezoned is suitable for low density residential uses.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area.

Planning Commission and Staff Recommendation (January 15, 2014):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

Public Notification	Number of Notices Mailed – 53 within 200’ notification area; 3 outside notification area
	<u>As of January 16, 2014:</u>
	In Favor – 1 inside notification area; 0 outside notification area
	In Opposition – 2 inside notification area; 0 outside notification area
For 8.76% of the area within 200 feet of the subject property being opposed.	

- Attachments:
1. Location Map (Existing Zoning & Notice Area)
 2. Preliminary Subdivision Layout



Date Created: 12/23/2013
 Prepared By: jeremym
 Department of Development Services

CASE: 0114-02 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 in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition

