

STAFF REPORT

Case No. 0315-01
 HTE No. 15-10000009

Planning Commission Hearing Date: March 25, 2015

Applicant & Legal Description	<p>Applicant/Representative: Craig B. Thompson, P.E. (Naismith Engineering) Owner: Doxa Enterprises, LP. Legal Description/Location: Being a 0.826 Acre out of Lots 7 and 8, Section 6, Flour Bluff and Encinal Farm and Garden Tract, located west of South Staples Street (FM 2444) and south of Henderson Street.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "CG-2" General Commercial District Area: 0.826 acres Purpose of Request: To allow a commercial use.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural	Vacant	Commercial
	<i>North</i>	"CG-2" General Commercial	Vacant	Commercial
	<i>South</i>	"PUD" Planned Unit Development	Single-Family Residential	Single-Family Residential
	<i>East</i>	"CG-2" General Commercial	Commercial	Commercial
	<i>West</i>	"RS-6" Single-Family	Single-Family Residential	Single-Family Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District remains consistent with the adopted Future Land Use Plan. Map No.: 045032 Zoning Violations: N/A</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 70 feet of street frontage along South Staples Street (FM 2444), which is an "A-3" Primary Arterial Divided.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	South Staples Street (FM 2444)	"A-3" Primary Arterial Divided	130' ROW 79' paved	95' ROW 64' paved	20,339 ADT

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "FR" Farm Rural District to the "CG-2" General Commercial District to allow commercial uses.

Development Plan: The applicant has no plans for development at time of application, but to develop this property in conjunction with the property immediately to the north.

Existing Land Uses & Zoning: The current use of the property is vacant. North and east of the subject property is a commercial business zoned "CG-2" General Commercial District. South and west of the subject property are single-family dwellings zoned "RS-6" Single Family 6 District and a "PUD" Planned Unit Development (Buckingham Estates).

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

Comprehensive Plan & Area Development Plan Consistency: The Comprehensive Plan and the Southside Area Development Plan (ADP) slate the subject property for commercial uses. The proposed change of zoning of the 0.826 acre property to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Map, and meets the criteria of the Comprehensive Plan and ADP.

Plat Status: The subject property is not platted.

Department Comments:

- The rezoning is consistent with the Comprehensive Plan and the Southside Area Development Plan.
- The rezoning is compatible and maintains character with the adjacent uses to the north, south, east, and west, which include residential and commercial uses.
- The rezoning does not have a negative impact on the surrounding neighborhood.
- The subject property is physically separated from the single-family lots to the south by an alley within the Buckingham Estates subdivision.

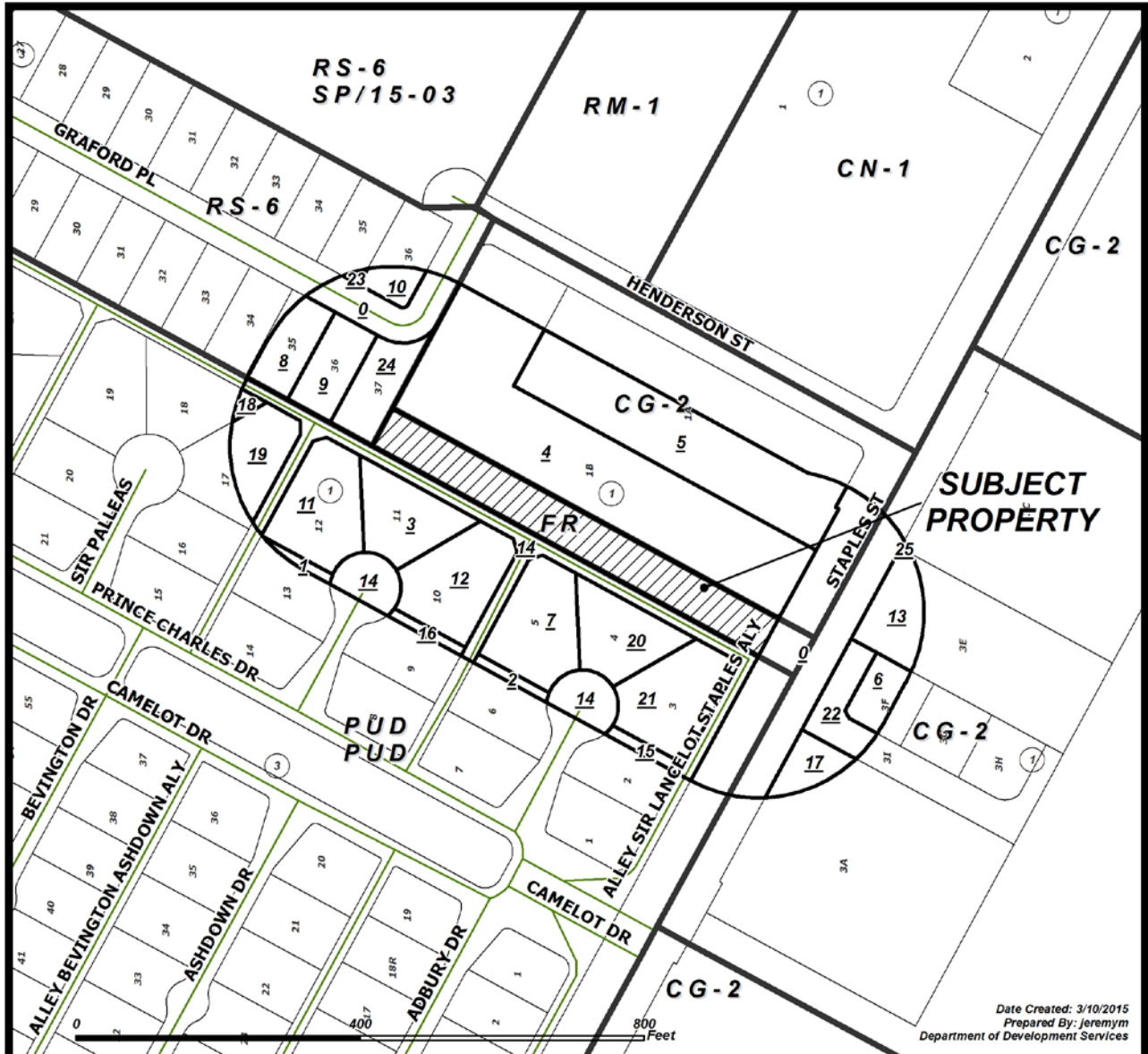
Staff Recommendation:

Approval of the change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District.

Public Notification	Number of Notices Mailed – 25 within 200-foot notification area 12 outside notification area
	<u>As of March 25, 2015:</u>
	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.

Attachments:

1. Location Map (Existing Zoning & Notice Area)



Date Created: 3/10/2015
Prepared By: Jeremym
Department of Development Services

CASE: 0315-01
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 in opposition
 4 Owners within 200' listed on attached ownership table

