

ZONING REPORT

Case No.: 0212-05

HTE No. 12-10000010

Planning Commission Hearing Date: February 29, 2012

Applicant & Legal Description	Applicant/Owner: Juan G. Romero Representative: Juan G. Romero Legal Description/Location: Flour Bluff & Encinal Farm and Garden Tract, Section 26, 0.213 acre out of southwest 3 acres out of Lot 27, east of Rodd Field Road (County Road 9) and north of Slough Road (County Road 26).			
Zoning Request	From: "FR" Farm Rural District To: "RS-6" Single-Family 6 District Area: 0.213 Acre Purpose of Request: To allow the property owner to plat the property.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural	Low Density Residential	Low Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5	Low Density Residential	Low Density Residential
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located in the Southside Area Development Plan (ADP) and is planned for low density residential uses. The proposed change in zoning to the "RS-6" Single-Family 6 District is consistent with the Southside ADP and the adopted Future Land Use Map. Map No.: 041,030 Zoning Violations: None			

Staff's Summary:

- **Requested Zoning:** The purpose of the requested "RS-6" Single-Family 6 District is to allow for property owner to plat the property in order to connect to public water and wastewater.
- **Transportation and Circulation:** The subject property fronts upon Slough Road, a collector street. The nearest intersection is Rodd Field Road, an arterial street.

Street R.O.W.	Street	Existing R.O.W. and Paved Section	Planned R.O.W. and Paved Section	Urban Trans. Plan Type	Traffic Volume 2007
	Slough Rd.	60' R.O.W., 40' paved	60' R.O.W., 40' paved	Collector	N/A
	Rodd Field Rd.	130' R.O.W., 79' paved	130' R.O.W., 79' paved	Arterial	N/A

- **Relationship to Smart Growth:**

The proposed change of zoning will allow an increased capability of constructing homes. Existing infrastructure will be utilized and the proposed change of zoning would have minimal to no impact regarding smart growth. The proposed change of zoning is consistent with future land use.

- **Comprehensive Plan & Southside Area Development Plan Consistency:**

The Comprehensive Plan and the Southside Area Development Plan (ADP) slates the subject property for low density residential uses. The proposed change in zoning is consistent with the adopted Future Land Use Map of the Comprehensive Plan. The Comprehensive Plan and Southside ADP both encourage residential development.

Plat Status: Subject property is not platted.

Department Comments:

- The applicant has requested the change of zoning to an “RS-6” Single-Family 6 District in order to plat the property.
- The current “F-R” Farm Rural District requires a minimum lot size of 5 acres. The current size of the subject property is 9,278 square feet or 0.213 acre which is less than the minimum lot size required in the “F-R” District.
- The property owner purchased the property from HUD through a foreclosure. The property is currently sharing the water with the adjacent property and has a septic system. In order for the property to have its own utility connections, the property must be platted. The rezoning will allow the property owner to plat the property and connect to public water and wastewater which are located along Slough Road.
- The requested “RS-6” District is consistent with the adopted area development. The district will permit the owner to plat the property and connect to public water and wastewater and eliminate a septic system in the area.

Staff Recommendation: Approval of the change of zoning to the “RS-6” Single-Family 6 District.

Planning Commission Recommendation: Pending

Pending. Comments Received	Number of Notices Mailed Total – 19 within 200’ notification area; 0 outside notification area	
	Favor	– 0 (inside notification area); 0 (outside notification area)
	Opposition	– 0 (inside notification area); 0 (outside notification area)
	For 0.0% As of February 22, 2012	

Attachments: 1. Site – Existing Zoning, Notice Area, & Ownership Map