

# PLANNING COMMISSION FINAL REPORT

Case No.: 0914-02  
 HTE No. 14-10000034

Planning Commission Hearing Date: September 24, 2014

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Owner:</b> The George B. Gaines, Jr. Family Limited Partnership, Ltd.  <b>Legal Description/Location:</b> Being a 28.461-acre tract of land out of Lots 1 and 2, Section 32, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Holly Road west of Paul Jones Avenue.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RS-6" Single-Family 6 District  <b>To:</b> "RS-4.5" Single-Family 4.5 District  <b>Area:</b> 28.461 acres  <b>Purpose of Request:</b> To allow development of a 173-lot single-family subdivision with minimum lot sizes of 4,500 square feet and 20-foot front yard setbacks.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Low Density Residential
	<i>North</i>	"FR" Farm Rural	Vacant and Estate Residential	Low Density Residential
	<i>South</i>	"FR" Farm Rural	Vacant	Low Density Residential
	<i>East</i>	"RS-6" Single-Family 6	Vacant	Low Density Residential
	<i>West</i>	"RS-4.5" Single-Family 4.5	Low Density Residential	Low Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located in the Southside 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.  <b>Map No.:</b> 039032  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has access to Holly Road, which the Urban Transportation Plan designates as an "A-2" Secondary Arterial Divided roadway, requiring a 100-foot right-of-way. The maximum desirable Average Daily Trips for an "A-2" Secondary Arterial Divided roadway is 20,000 to 32,000.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Holly Road	"A-2" Secondary Arterial Divided	100' ROW 54' paved	60' ROW 20' paved	Not Available

**Staff Summary:**

**Requested Zoning and Development Plan:** 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 to allow construction of a 173-lot single-family subdivision with minimum lot sizes of 4,500 square feet and with minimum front yard setbacks of 20 feet. The proposed development will be the first phase of Parkside Subdivision.

**Existing Land Uses & Zoning:** The existing land use of the subject property is vacant. West of the subject property are single-family dwellings zoned "RS-4.5" Single-Family 4.5 District. East of the subject property is vacant land in the "RS-6" Single-Family 6 District proposed for future single-family development as part of the Parkside Subdivision. North and south of the subject property is vacant land in the "FR" Farm Rural District, with one existing residential dwelling on the north side existing as an estate residential use.

**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 Southside 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 from 7.26 dwellings per acre to 9.68 dwellings per acre 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 (Sept. 24, 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.

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<b>Public Notification</b>	Number of Notices Mailed – 44 within 200-foot notification area; 2 outside notification area
	<b><u>As of September 29, 2014:</u></b>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 2 (inside notification area); 0 (outside notification area)
For 2.96% in opposition.	

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