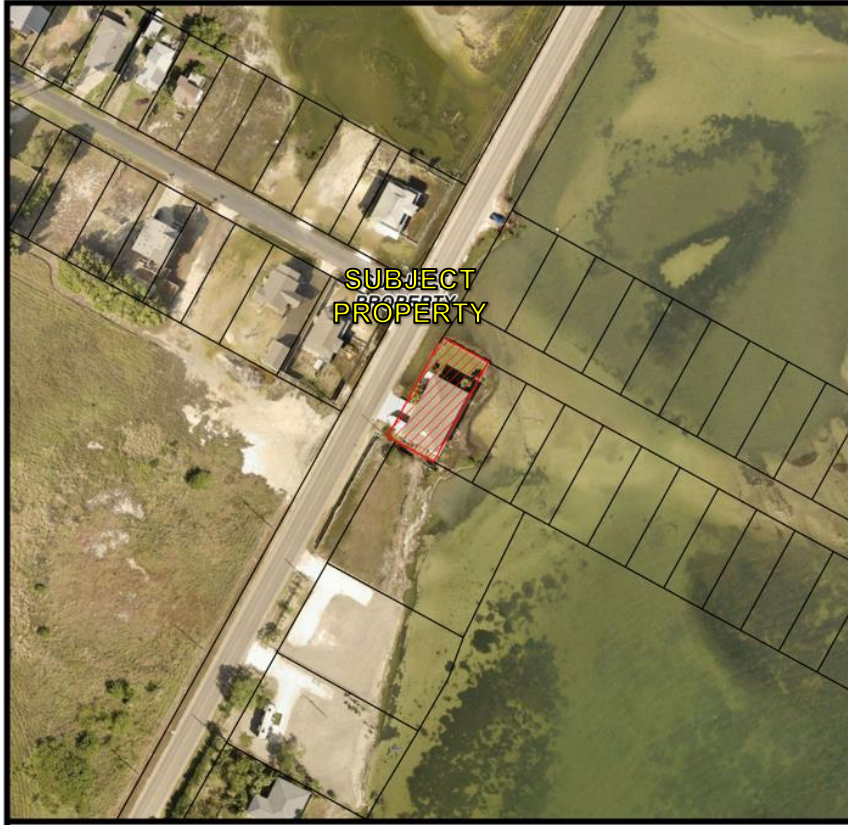


# Zoning Case 0622-03



**Amidon Holdings**

**DISTRICT 4**

**Rezoning for a property at 2101 Laguna Shores Road  
From "RS-6" to "CR-1"**



City Council  
October 11, 2022

# Site Image

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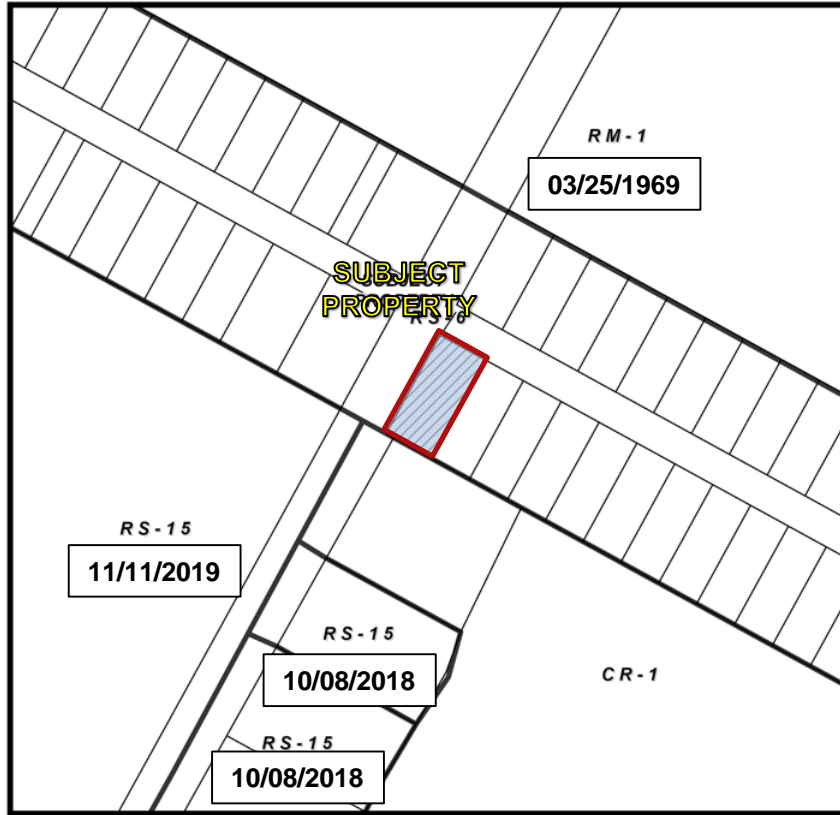


# Site Image

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# Zoning and Land Use



## Proposed Use:

Commercial use (To include short term rentals)

## Area Development Plan:

Flour Bluff Area Development Plan

## Future Land Use Map:

Medium-Density Residential

## Existing Zoning:

"RS-6" Single-Family 6 District

## Adjacent Land Uses:

- North: Vacant, Low-Density Residential
- South: Vacant
- East: Vacant
- West: Low-Density Residential

# Public Notification

20 Notices mailed inside 200' buffer  
3 Notice(s) mailed outside 200' buffer

## Notification Area

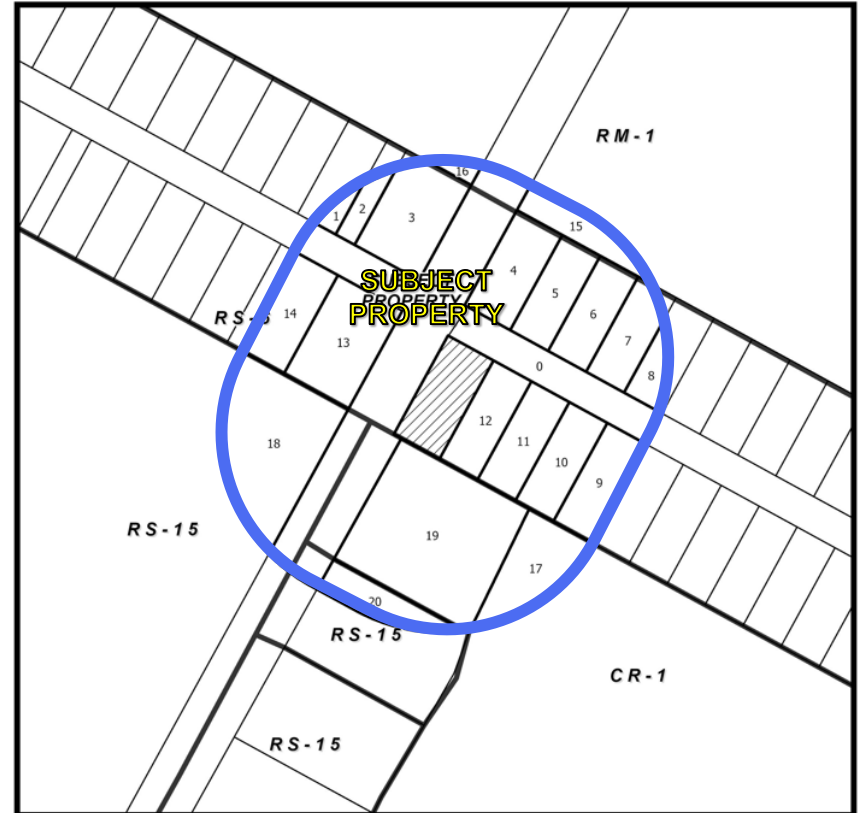
Opposed: 0 (0.00%)  
*Separate Opposed Owners: 0*



In Favor: 1 (1.02 %)



\*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



# Analysis And Recommendation

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- The subject property:
  - Has an existing Single-Family home approximately 1,800 square feet.
  - Although developed in 2007, currently is not zoned to allow for short-term rentals.
  - Has an adjacent property to the south that is zoned “CR-1”, although underdeveloped.
- The Resort Commercial Districts:
  - Allows for Multifamily Use.
  - Are designed to provide commercial activity including tourist and water-oriented uses.
- The proposed rezoning is not consistent with the Future Land Use Map (Low Density Residential), however, is consistent with many broader elements of the with the Comprehensive Plan.
- The proposed use is compatible with the neighboring zoning districts and fits well within the character of the neighborhood – affording a unique blend of water-tourism.

**STAFF & PLANNING COMMISSION RECOMMENDATION: Approval of the rezoning from the “RS-6” Single-Family 6 District to the “CR-1” Resort Commercial District.**