

STAFF REPORT

Case No. 1217-01
 INFOR No. 17ZN1035

Planning Commission Hearing Date: January 10, 2018

Applicant & Legal Description	<p>Owner/Applicant: Rey Ramos Location Address: 1645 Clare Drive Legal Description: Woodlawn Estates, Block 5, Lot 1, located on the north side of Williams Drive, east of Airline Road, and west of Rodd Field Road.</p>			
Zoning Request	<p>From: "RS-6" Single-Family District To: "RM-1" Multifamily 1 District Area: 0.42 acres Purpose of Request: To allow for the construction of four dwelling units in the form of two duplexes.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6 District	Low Density Residential	Low Density Residential
	<i>North</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6 District	Low Density Residential and Park	Medium Density Residential
	<i>East</i>	"RS-TH" Single-Family 6 District	Vacant	Vacant
	<i>West</i>	"RS-6" Single-Family 6 District	Low Density Residential and Drainage	Medium Density Residential and Permanent Open Space
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for low density uses. The proposed rezoning to the "RM-1" Multifamily 1 District is <u>inconsistent</u> with the adopted Future Land Use Map. However, the proposed use is consistent with the Southside ADP, PlanCC, and past rezoning decisions. Map No.: 041035 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 96 feet of frontage along Clare Drive which is designated as a Local/Residential Street and approximately 195 feet of frontage along Williams Drive which is designated as a "C3" Primary Collector street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Clare Drive	Local/Residential	50' ROW 28' paved	50' ROW 20' paved	N/A
	Williams Drive	"C3" Primary Collector	75' ROW 50' paved	90' ROW 50' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District to allow for the construction of four dwelling units in the form of two duplexes.

Development Plan: The subject property is 0.42 acres in size. The applicant is proposing the construction of two duplexes totaling 4 units on-site. The units will be one-story and will be for rent.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-6" Single-Family 6 District and consists of an existing 960 square foot single-family residence. The subject property was zoned and platted "RS-6" Single-Family 6 in 1946 for the purposes of a single-family residence. To the north, south, east, and west are single-family residences zoned "RS-6" Single-Family 6 District and are part of the Woodlawn Estates and Candlewood Unit 6 subdivisions. Additionally, to the east is a property that was recently zoned in 2016 to the "RS-TH" Townhouse Zoning District for the purpose of six apartment units.

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

Plat Status: The property is platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "RM-1" Multifamily 1 District is inconsistent with the Future Land Use Map. However, the proposed use is consistent with the Southside ADP, rezoning decisions, and consistent with the following policies of the PlanCC:

- Encourage the protection and enhancement of residential neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Goal 1)
- Promote the stabilization, revitalization, and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Goal 1)
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Goal 1)

- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Goal 3)

Department Comments:

- The proposed rezoning is inconsistent with the Future Land Use Map. However, the proposed use is consistent with the Southside ADP, PlanCC, and past rezoning decisions. The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- While the future land use for the subject property is designated as Low Density Residential, the surrounding future land use designation is Medium Density Residential. Medium Density Residential is defined as between 4 and 13 units per acre. The proposed 4 apartment units is consistent with the surrounding Medium Density Residential designations.
- Based on preliminary designs, vehicle access will be limited to Williams Drive.
- A multifamily dwelling project is appropriately located along a designated “C3” Collector roadway.

Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District.

Public Notification	Number of Notices Mailed – 15 within 200-foot notification area 5 outside notification area
	<u>As of January 5, 2018:</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:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)