

Zoning Case 0124-06

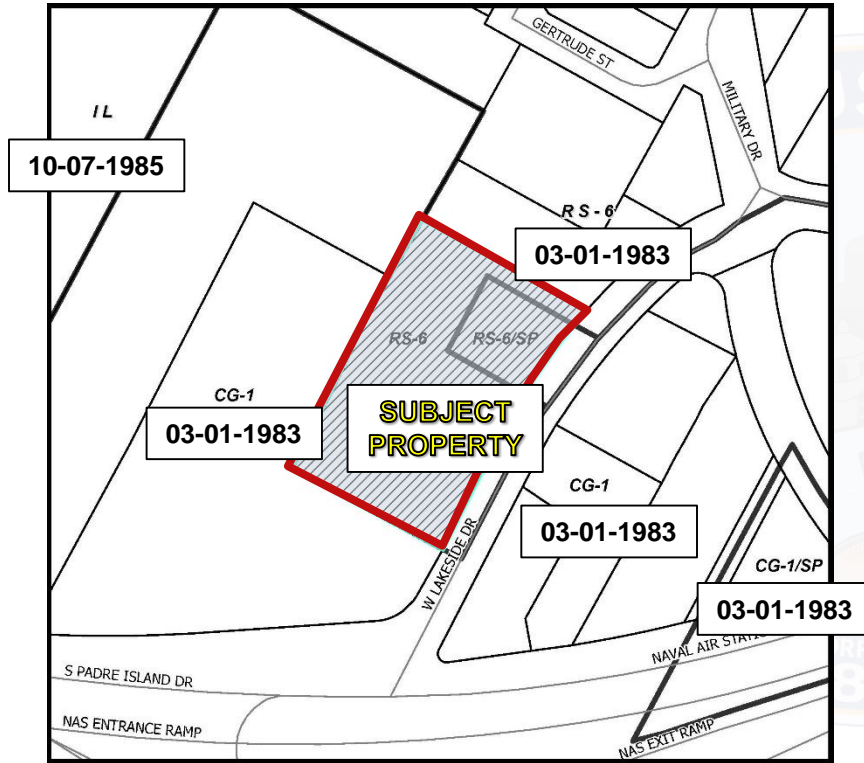


Sunriser Park, LLC. District 4

Rezoning for a property at or near
922 W. Lakeside Drive
From the “RS-6” Single-Family 6 District and “RS-6/SP”
Single-Family 6 District with a Special Permit
To the “RM-2” Multi-Family



Zoning and Land Use



Proposed Use:

To allow a multi-family development.

ADP (Area Development Plan):

Flour Bluff, Adopted on June 22, 2021

FLUM (Future Land Use Map):

Transition Aviation Special District

Existing Zoning District:

“RS-6” Single-Family 6 District, and “RS-6/SP” Single-Family 6 District with a Special Permit

Adjacent Land Uses:

North: Vacant; Zoned: CG-1, RS-6

South: Vacant, ROW; Zoned: CG-1

East: ROW, Vacant, Commercial; Zoned: CG-1

West: Vacant; Zoned: CG-1

Public Notification

14 Notices mailed inside the 200' buffer
2 Notices mailed outside the 200' buffer

Notification Area

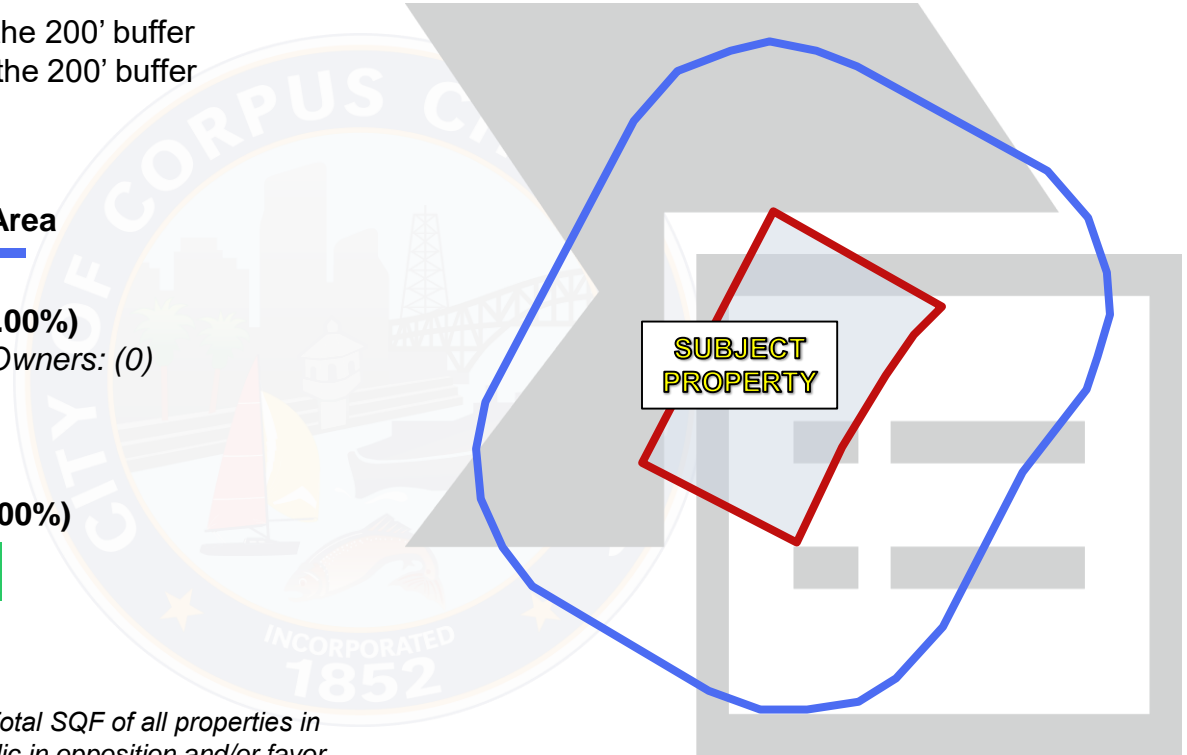


Opposed: 0 (0.00%)

Separate Opposed Owners: (0)



In Favor: 0 (0.00%)



**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



Staff Analysis and Recommendation

- The proposed rezoning is consistent with many elements and goals of *Plan CC*; however, it is inconsistent with the FLUM's designation of Transition Aviation Special District, warranting an amendment to the FLUM.
- Although inconsistent with the designated future land use, staff's opinion is that the proposed development would be beneficial to the community.
- Staff noted that while the FLUM has designated the area north of NAS Drive and South Padre Island Drive, and south of the TRUAXX base as Transition Aviation Special District District; its main purpose is to regulate vertical obstructions. Accident potential risk is largely diminished; a one-story development is being proposed.
- The proposed development addresses the provision of housing as recommended by the City's guiding documents for different income levels and stages of life. Staff finds the proposed means acceptable to provide quality housing for the moderate senior population of Flour Bluff and beyond.
- The rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL
TO THE "RM-2" MULTI-FAMILY DISTRICT**