

STAFF REPORT

Case No. 0615-03
 HTE No. 15-10000036

Planning Commission Hearing Date: June 3, 2015

Applicant & Legal Description	<p>Applicant/Owner: Coastal Signature Homes, LLC</p> <p>Legal Description/Location: Lot 2, Block 1, River Heights Subdivision, located on the east side of River Walk Drive, near the intersection with Trinity River Drive.</p>			
Zoning Request	<p>From: "ON" Office District To: "RS-4.5" Single Family 4.5 District Area: 0.23 acres Purpose of Request: To allow the construction of a single-family house.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"ON" Office District	Vacant	Low Density Residential
	<i>North</i>	"ON" Office District	Low Density Residential	Low Density Residential
	<i>South</i>	"CG-2" General Commercial District	Commercial	Commercial
	<i>East</i>	"CN-2" Commercial Neighborhood District and "RS-6" Single-Family 6 District	Low Density Residential and Vacant	Low Density Resident and Commercial
	<i>West</i>	"ON" Office District	Low Density Residential	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "RS-4.5" Single Family 4.5 District is consistent with the adopted Future Land Use Plan and the Northwest Area Development Plan.</p> <p>Map No.: 068051 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property is located on the east side of River Walk Drive, near the intersection with Trinity River Drive. The subject property has approximately 115 feet of street frontage along River Walk Drive, which is classified as a local residential street. The Maximum Desirable Average Daily Trips (ADT) for a local residential street is 500.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	River Walk Drive	Local Residential	50' ROW 28' paved	45' ROW 23' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “ON” Office District to the “RS-4.5” Single Family 4.5 District.

Development Plan: The applicant indicates intent to develop a single-family residence on the subject lot per the land use statement submitted with the application to rezone.

Existing Land Uses & Zoning: North of the subject property is a single-family home developed on a lot zoned “ON” Office District. To the south of the subject property, is a retail shopping center on property zoned “CG-2” General Commercial District. East of the subject property are single-family homes on lots zoned “RS-6” Single-Family 6 District and vacant land zoned “CN-2” Neighborhood Commercial District immediately south of the existing single-family development. West of the subject property across River Walk Drive is a single-family home on a lot zoned “ON” Office District.

The subject lot was zoned, “AB” Professional Office, on November 30, 1999. The “AB” zoning district was subsequently retitled “ON” Office upon adoption of the Unified Development Code. The “AB” zoning designation permitted the construction of a single-family residence while the “ON” Office District does not, thus the reason for the request for rezoning.

Plat Status: The subject property is a platted lot within the River Heights Subdivision and is comprised of 0.23 acres. The plat was approved in April of 2000 and recorded in September of 2000; volume 60, page 187.

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

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). The proposed rezoning to the “RS-4.5” Single Family 4.5 District is consistent with the Northwest Area Development Plan (ADP) and the adopted Future Land Use Plan’s designation of the property as low density residential.

Department Comments:

- The request to rezone conforms to the Comprehensive Plan and the Northwest Area Development Plan with respect to land use and infill development policies contained therein.
- The request to rezone the property to “RS-4.5” Single Family 4.5 District is consistent with the future land use plan which identifies the subject property as low density residential.
- The request if approved would allow development to occur consistent with immediately adjacent residential properties.
- Approval of the request would not create an adverse impact on the surrounding properties or overall character of the area.

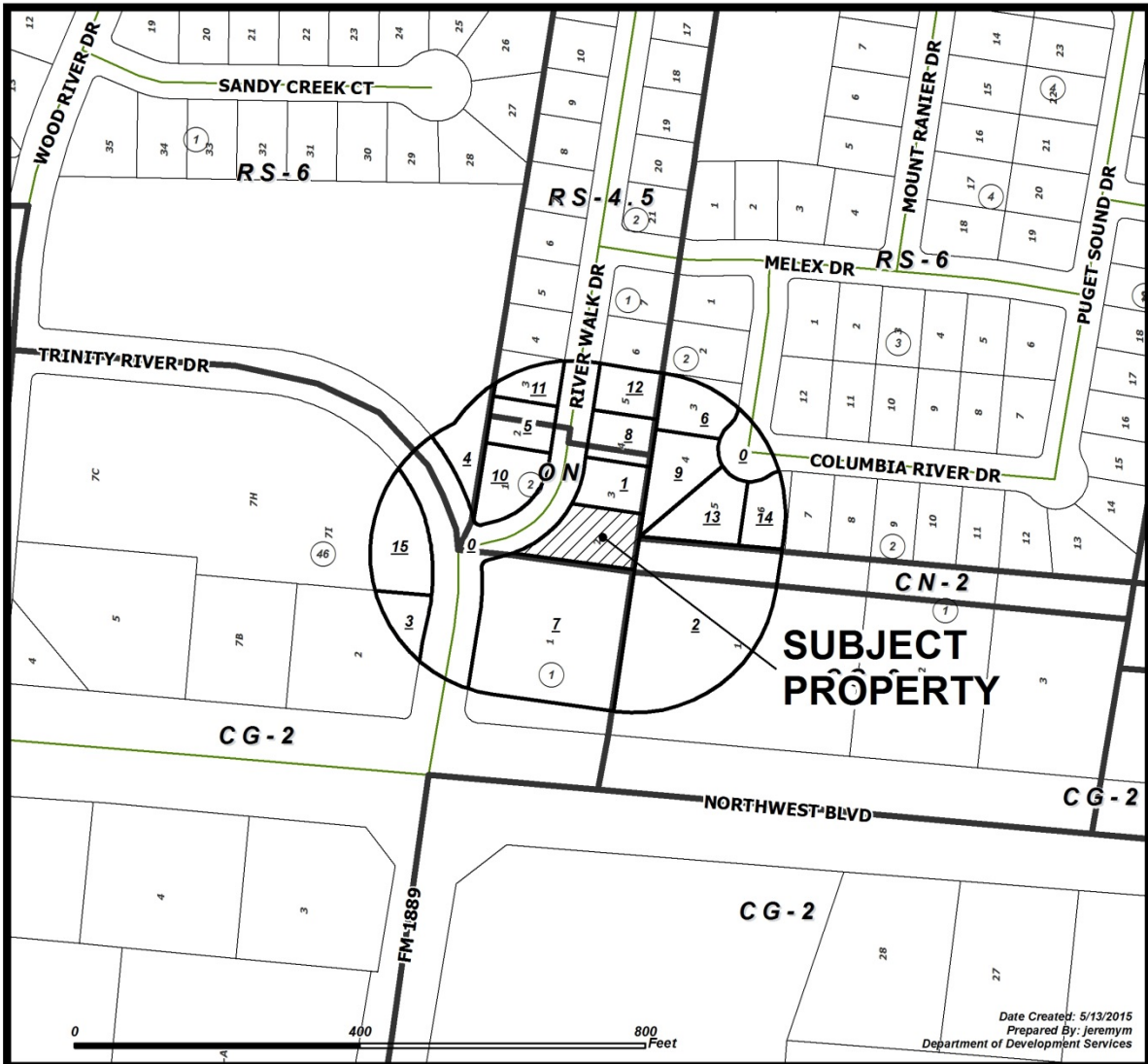
Staff Recommendation:

Approval of the change of zoning from the “ON” Office District to the “RS-4.5” Single Family 4.5 District.

Public Notification	Number of Notices Mailed – 46 within 200-foot notification area 4 Outside notification area
	<u>As of May 27, 2015:</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:

1. Location Map (Existing Zoning & Notice Area)



Date Created: 5/13/2015
Prepared By: Jeremym
Department of Development Services

CASE: 0615-03
Zoning & Notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
 Owners within 200' listed on attached ownership table

