

# STAFF REPORT

Case No. 0118-03  
 INFOR No. 18ZN1001

**Planning Commission Hearing Date:** January 24, 2018

<b>Applicant &amp; Legal Description</b>	<p><b>Owner/Applicant:</b> Lowm, Inc.  <b>Location Address:</b> 2722 Flour Bluff Drive  <b>Legal Description:</b> Being 13.63 acres out of Lots 1 and 2, Section 50, Flour Bluff and Encinal Farm and Garden Tract, located on the east side of Flour Bluff Drive, south of Glen Oak Drive, and north of Caribbean Drive.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "CG-1" General Commercial District and "RS-6" Single-Family 6 District  <b>To:</b> "RS-22" Single-Family 22 District  <b>Area:</b> 13.63 acres  <b>Purpose of Request:</b> To allow the construction of a single-family subdivision consisting of 21 lots.</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>	"CG-1" General Commercial and "RS-6" Single-Family	Vacant	Medium Density Residential
	<i>North</i>	"CG-1" General Commercial and "RS-6" Single-Family	Vacant, Low Density Residential, and Commercial	Medium, Low Density Residential, and Commercial
	<i>South</i>	"RE" Residential Estate	Vacant and Estate Residential	Medium Density Residential
	<i>East</i>	"RE" Residential Estate	Estate Residential	Medium and Low Density Residential
	<i>West</i>	"FR" Farm Rural	Vacant, Low Density Residential, and Public/Semi-Public	Low Density Residential and Transportation
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RS-22" Single-Family 22 District is inconsistent with the adopted Future Land Use Map. However, the requested zoning is consistent with the Flour Bluff Area Development Plan (ADP), Plan CC, and the surrounding zoning district.  <b>Map No.:</b> 037030  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 450 feet of street frontage along Flour Bluff Drive which is designated as an "A1" Minor Arterial Street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Flour Bluff Drive	"A1" Minor Arterial Street	95' ROW 64' paved	86' ROW 25' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "CG-1" General Commercial District and the "RS-6" Single-Family 6 District to the "RS-22" Single-Family 22 District on 13.63 acres for the construction of a single-family subdivision consisting of 21 lots.

**Development Plan:** The subject property is comprised of 13.63 acres. The owner is requesting to rezone to the "RS-22" Single-Family 22 District. The applicant plans to develop the subject property for single-family home lots. Due to the lack of direct access to the City's sanitary sewer collection system, a zoning change is proposed to the "RS-22" Single-Family 22 District.

**Existing Land Uses & Zoning:** The subject property is currently zoned "CG-1" General Commercial District and "RS-6" Single-Family 6 District. The subject property is vacant land. To the north are properties zoned "CG-1" General Commercial District with a professional offices use (Safenet Services, LLC) and single family residences zoned "RS-6" Single-Family 6 District. To the south and east are one acre single-family properties zoned "RE" Residential Estate (Grand Reserve Subdivision Units 1 and 2). To the west are single-family residences zoned "FR" Farm Rural District and the "CZ" Clear Zone as designated by the Air Installation Compatibility Use Zone (AICUZ) Map due to proximity of the runway of the Waldron Naval Auxiliary Landing Field (NALF).

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

**Plat Status:** The property is not platted.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Flour Bluff Area Development Plan (ADP). The proposed rezoning to the "RS-22" Single-Family 22 District is inconsistent with the adopted Future Land Use Map. However, the requested zoning is consistent with the following policies of the Flour Bluff Area Development Plan (ADP) and Plan CC:

- Encourage the protection and enhancement of residential neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 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 Statement 1).

- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- The City should continue to encourage large lot development in the southwest quadrant consistent with the existing development trend in the area and to preserve environmental qualities of the area. (FB ADP Policy Statement B.7)

**Department Comments:**

- The proposed rezoning to the “RS-22” Single-Family 22 District is inconsistent with the adopted Future Land Use Map. However, the requested zoning is consistent with the Flour Bluff Area Development Plan (ADP), Plan CC, and the surrounding zoning district.
- 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.
- The property is currently vacant and is a remaining “CG-1” General Commercial District and “RS-6” Single-Family 6 District tract, has never been developed, and is surrounded by the “RE” Residential Estate District.
- If the “RS-22” Single-Family 22 District is approved, any future development will require platting and observation of all requirements of the Unified Development Code (UDC).

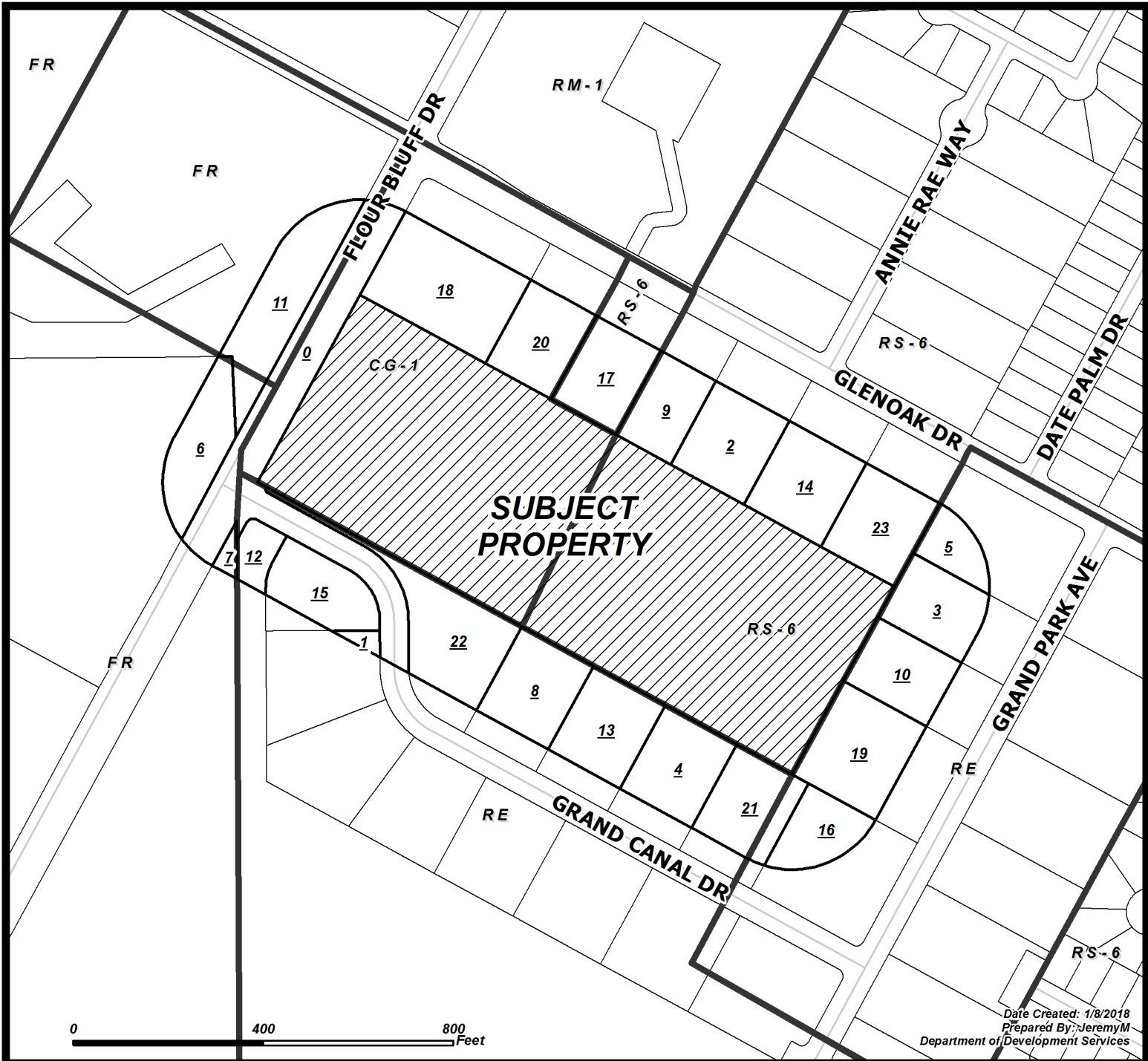
**Staff Recommendation:**

Approval of the change of zoning from the “CG-1” General Commercial District and the “RS-6” Single-Family 6 District to the “RS-22” Single-Family 22 District.

<b>Public Notification</b>	Number of Notices Mailed – 23 within 200-foot notification area 6 outside notification area
	<b><u>As of January 19, 2018:</u></b>
	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)

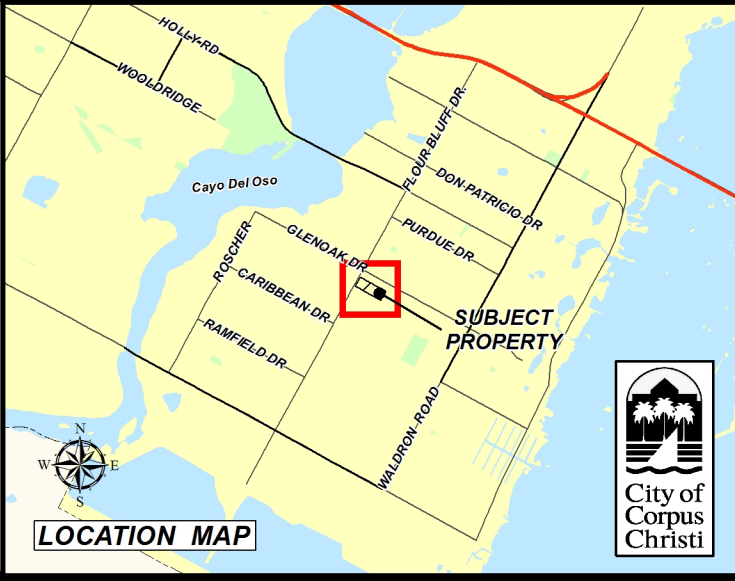


Date Created: 1/8/2018  
 Prepared By: Jeremy M  
 Department of Development Services

## CASE: 0118-03 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
ON	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 within 200' listed on attached ownership table  
 Owners in opposition



LOCATION MAP

