

PLANNING COMMISSION FINAL REPORT

Case No.: 1113-03
 HTE No. 13-10000039

Planning Commission Hearing Date: November 20, 2013

Applicant & Legal Description	<p>Applicant/Representative: Robert Bryan Johnson Owner: Same as Applicant Legal Description/Location: Lots 20, 21, 22, and 23, Block 5, Flour Bluff Center, located on the northeast corner of Barton Street and O’Neill Street.</p>			
Zoning Request	<p>From: “RS-6” Single-Family 6 District To: “RS-TF” Two-Family District Area: 0.64 acres (28,000 square feet) Purpose of Request: To build four duplexes, resulting in eight dwelling units.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		“RS-6” Single-Family 6	Vacant	Low Density Residential
<i>North</i>		“RS-6/SP” Single-Family 6 with a Special Permit	Medium Density Residential	Low Density Residential
<i>South</i>		“RS-6” Single-Family 6	Low Density Residential	Low Density Residential
<i>East</i>		“RS-6” Single-Family 6	Medium and Low Density Residential	Low Density Residential
<i>West</i>		“RS-6/SP” Single-Family 6 with a Special Permit	Low Density Residential	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the Flour Bluff Area Development Plan and is planned for low density residential uses. The proposed change of zoning to the “RS-TF” Two-Family District, which allows medium density residential uses, is inconsistent with the adopted Future Land Use Plan. Map No.: 035032 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has 200 feet of frontage along Barton Street and 140 feet along O’Neill Street, both of which are local residential streets. The property is located between O’Neill Street and South Padre Island Drive (SH 358), which is designated as a Freeway/Expressway.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Barton St.	Local Residential	50' ROW 28' paved	50' ROW 20' paved	Not Available
	O'Neill St.	Local Residential	50' ROW 28' paved	50' ROW 20' paved	Not Available

Staff Summary:

Requested Zoning:

The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District to allow duplex structures.

Applicant’s Development Plan:

The rezoning area includes four 7,000-square foot platted lots. The developer plans to construct one duplex structure on each lot for a total of eight dwelling units. The proposed duplexes would be an expansion of the existing 20-unit duplex development on Barton Street to the north of the subject properties, which was built before the 1950s and was rezoned in 1983 to bring the existing duplexes into compliance with zoning regulations.

Existing Land Uses & Zoning:

North and east of the subject property are two-family structures zoned “RS-6/SP” Single-Family 6 District with a Special Permit. South and west of the subject property are single-family dwellings zoned “RS-6” Single-Family 6 District.

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 proposed change of zoning is located within the boundaries of the Flour Bluff Area Development Plan. The proposed rezoning is inconsistent with the adopted Future Land Use Plan, which slates the subject property for a low-density residential use. A low-density residential use ranges from one to eight dwelling units per acre. However, due to the past rezoning in 1983 to the “RS-6/SP” Single-Family 6 District with a Special Permit to allow duplexes on Barton Street, the expansion of the two-family uses as proposed by this rezoning is acceptable and consistent with the uses in the neighborhood.

Plat Status: The subject property is currently platted.

Department Comments:

- The subject property is suited for the proposed uses.
- The properties located north, northwest and east of the subject property are developed with two-family uses and were allowed with a Special Permit in the “RS-6” Single-Family 6 District. The proposed rezoning is consistent with the land use and zoning of the surrounding properties.

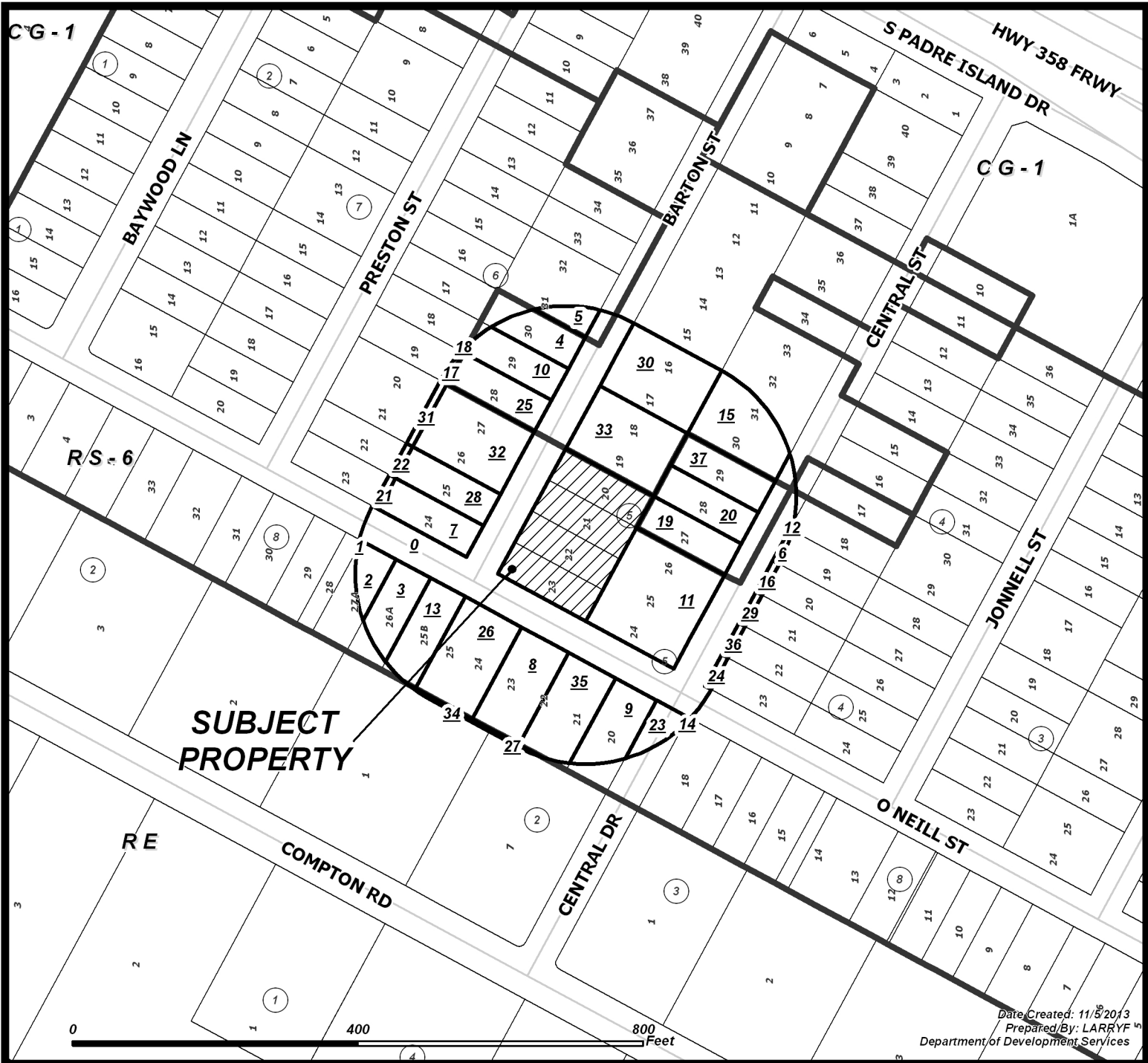
Planning Commission and Staff Recommendation: (November 20, 2013)

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-TF” Two-Family District.

Public Notification	Number of Notices Mailed – 37 within 200-foot notification area; 1 outside notification area
	<u>As of November 25, 2013:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
Totaling 0% in opposition.	

Attachments:

Location Map (Existing Zoning & Notice Area)



0 400 800 Feet
 Date Created: 11/5/2013
 Prepared By: LARRYF
 Department of Development Services

CASE: 1113-03 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

