

Zoning Case 0123-02

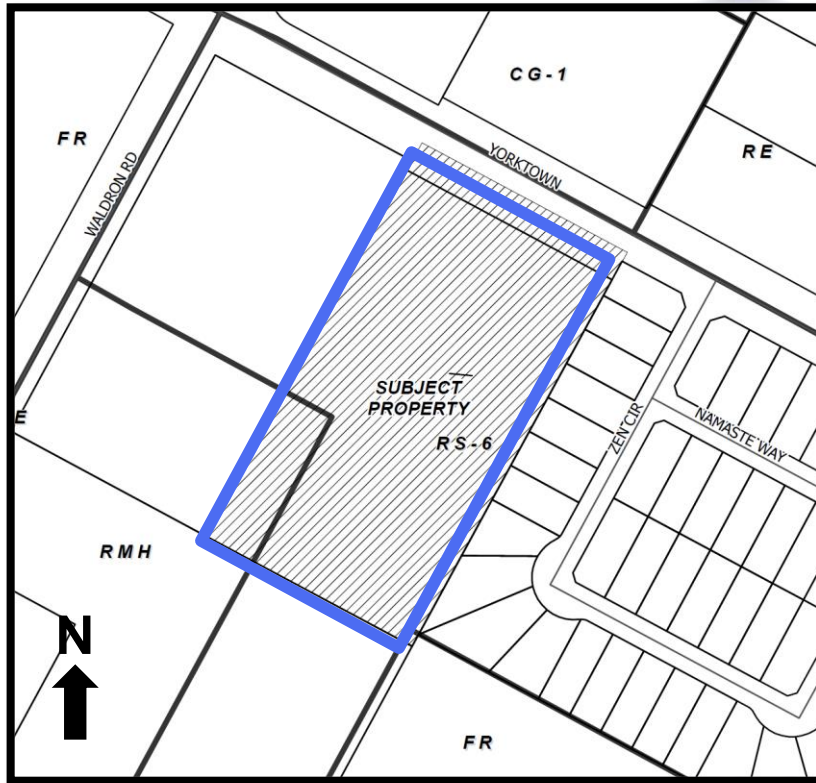


**David and Nicole Gerlach
DISTRICT 4**

**Rezoning for a property at
581 Yorktown
From “RS-6” & “RMH” to “RE”**



Zoning and Land Use



Proposed Use:

To bring the subject property into compliance with Military Compatibility Area Overlay District (MCAOD) and allow continued use as a single-family residence.

Area Development Plan:

Flour Bluff (Adopted July 22, 2021)

Future Land Use Map:

Low-Density Residential

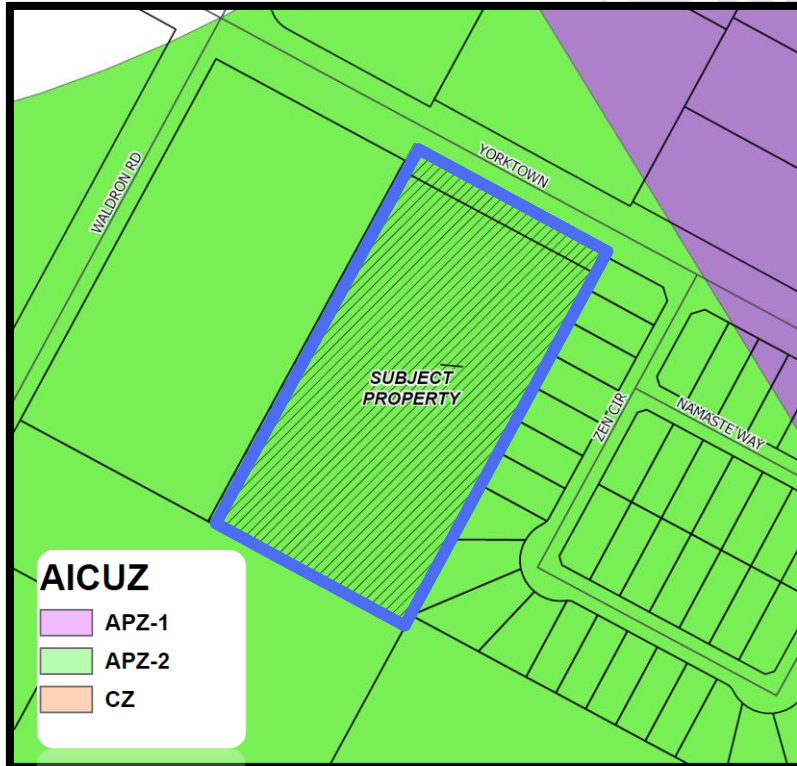
Existing Zoning District:

“RS-6” Single-Family 6, “RMH” Manufactured Housing

Adjacent Land Uses:

- North: Commercial, Light Industrial, Estate Residential (Zoned: CG-1, RE)
- South: Vacant (Zoned: FR, RMH)
- East: Low-Density Residential (Zoned: RS-6)
- West: Vacant (FR, RMH)

AICUZ



AICUZ (Air Installation Compatibility Use Zone)

The AICUZ (2020) is a part of the City's Comprehensive Plan and identifies areas of incompatible land use near military installations.

MCAOD (Military Compatibility Area Overlay Districts)

The MCAOD is a zoning district codified within the Unified Development Code consisting of safety subzones.

CZ (Clear Zone)

The CZ is a zone within the MCAOD consisting of the area immediately beyond the usual runway threshold which possesses a higher potential for accidents than other areas further away from the runway.

APZ-1 (Accident Potential Zone 1)

The APZ-1 is a zone within the MCAOD consisting of the area beyond the clear zone which still possesses a measurable potential for accidents relative to the CZ.

APZ-2 (Accident Potential Zone 2)

The APZ-2 is a zone within the MCAOD consisting of an area beyond the APZ-1 which has measurable potential for aircraft accidents relative to the APZ-1 or CZ.

Public Notification

21 Notices mailed inside 200' buffer
1 Notice mailed outside 200' buffer

Notification Area



Opposed: 0 (0%)

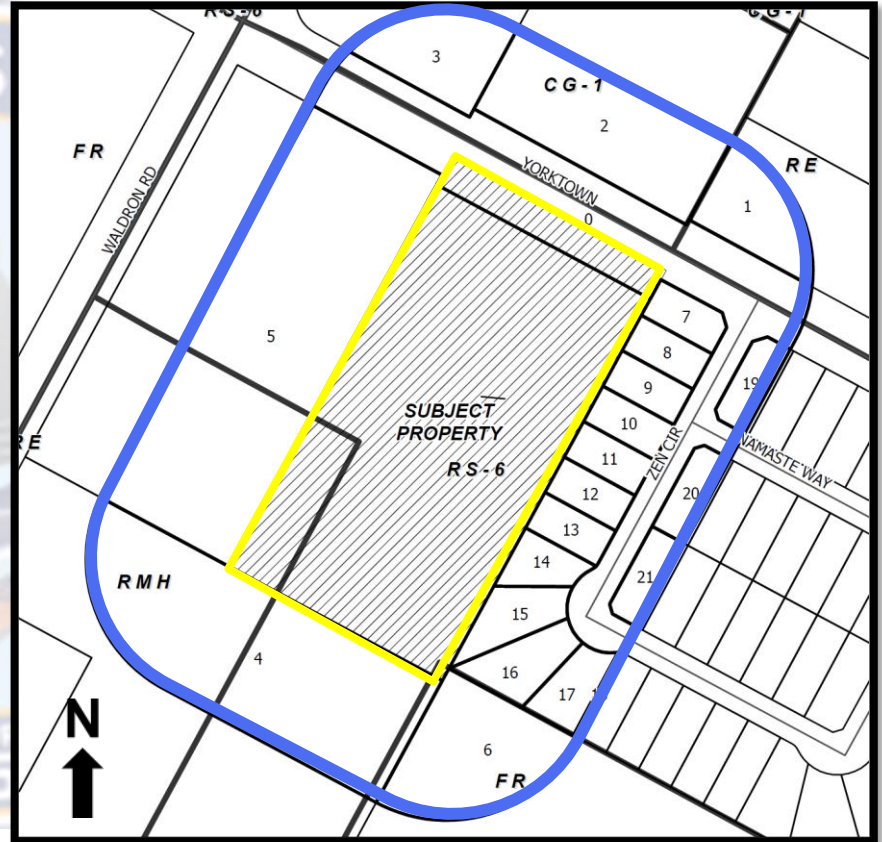
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



Staff Analysis And Recommendation

- The proposed use is in keeping with the character of the neighborhood and compatible with adjacent land uses.
- The proposed rezoning is consistent with the Future Land Use Map, Area Development Plan, and overall Comprehensive Plan.
- The proposed rezoning is consistent with the MCAOD:
 - Proposes two units per acre.
 - Downzones the property.

PLANNING COMMISSION & STAFF RECOMMENDATION:
Approval of the rezoning request from the “RS-6” Single-Family 6 District and the “RMH” Manufactured Home District to the “RE” Residential Estate District.