



**Zoning Case #1019-04
Calallen ISD**

**Rezoning for a Property at
5215 Avenue A**

From “RS-6” To “RM-1”

Planning Commission
October 16, 2019

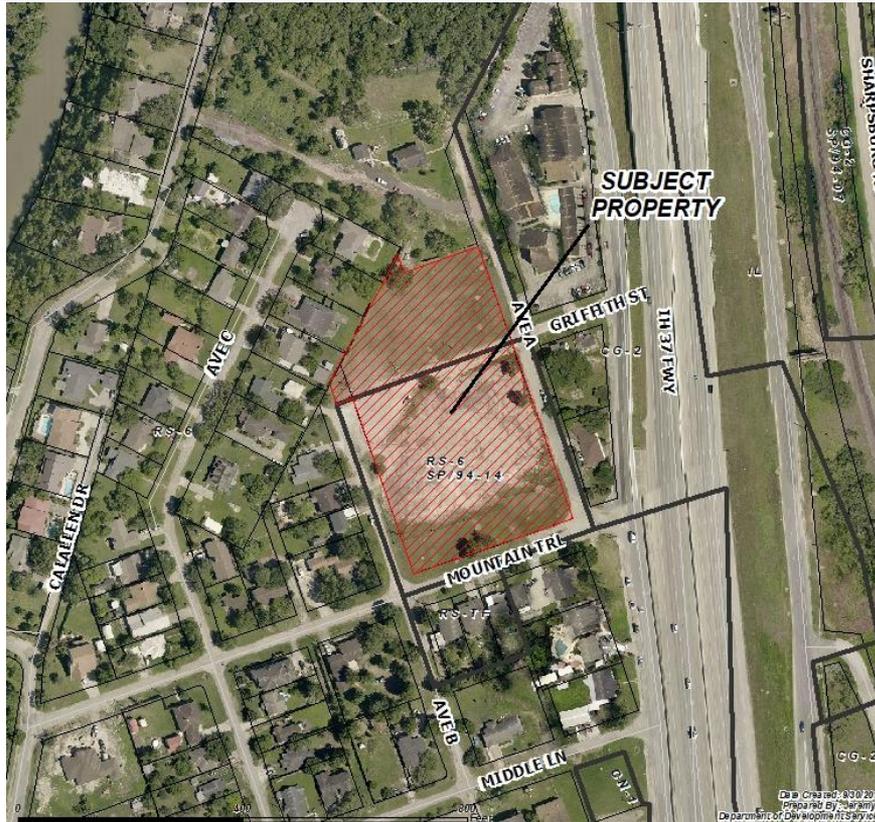


Aerial Overview





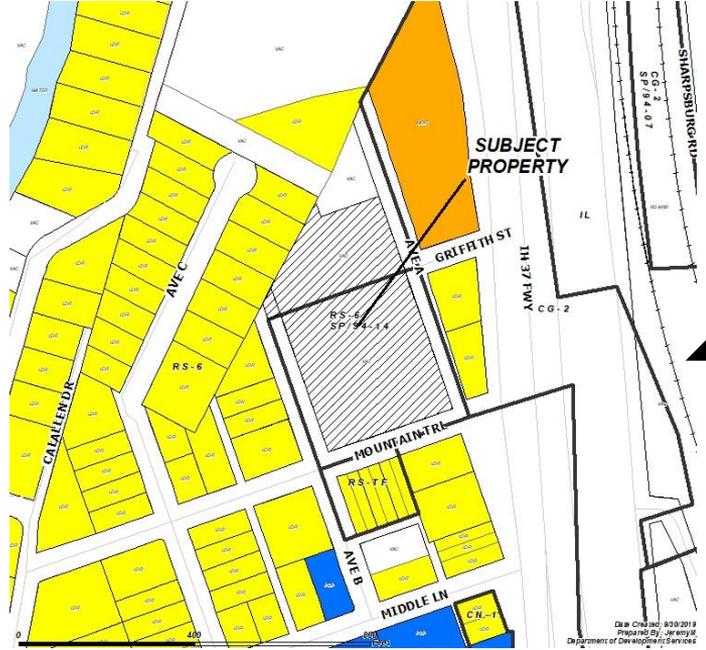
Subject Property at 5215 Avenue A



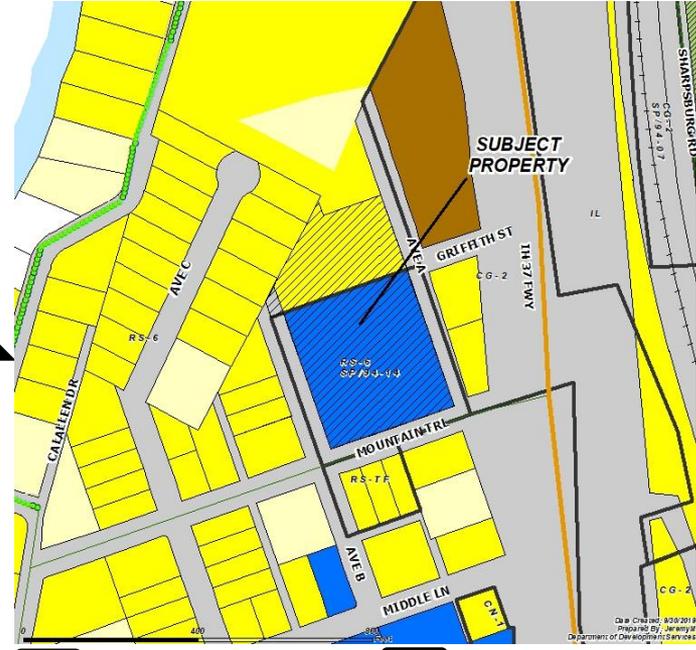


Land Use

Existing Land Use



Future Land Use



- | | | |
|-------------------------|--------------------------|--------------------|
| Vacant | Professional Office | Commercial |
| Low Density Residential | Med. Density Residential | Public/Semi-Public |

- | | |
|----------------------------|--------------------------|
| Medium Density Residential | High Density Residential |
| Light Industrial | Permanent Open Space |
| | Government |



Subject Property, North on Mountain Trail





Mountain Trail, East of Subject Property





Mountain Trail, South of Subject Property





Mountain Trail, West of Subject Property





Public Notification

21 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

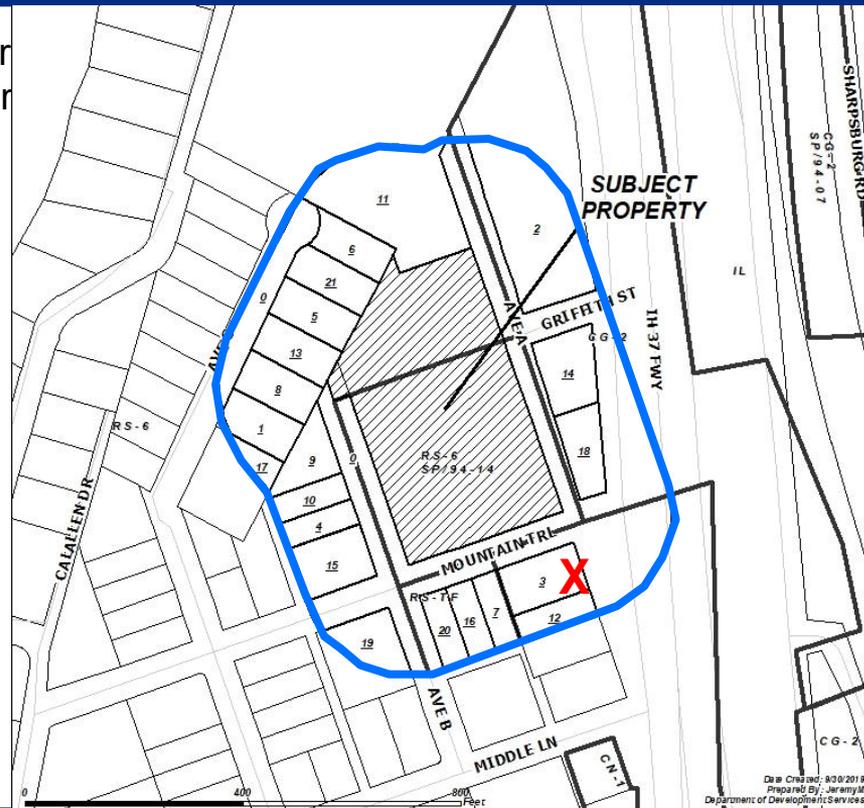
Notification Area



Opposed: 1 (3.03%)

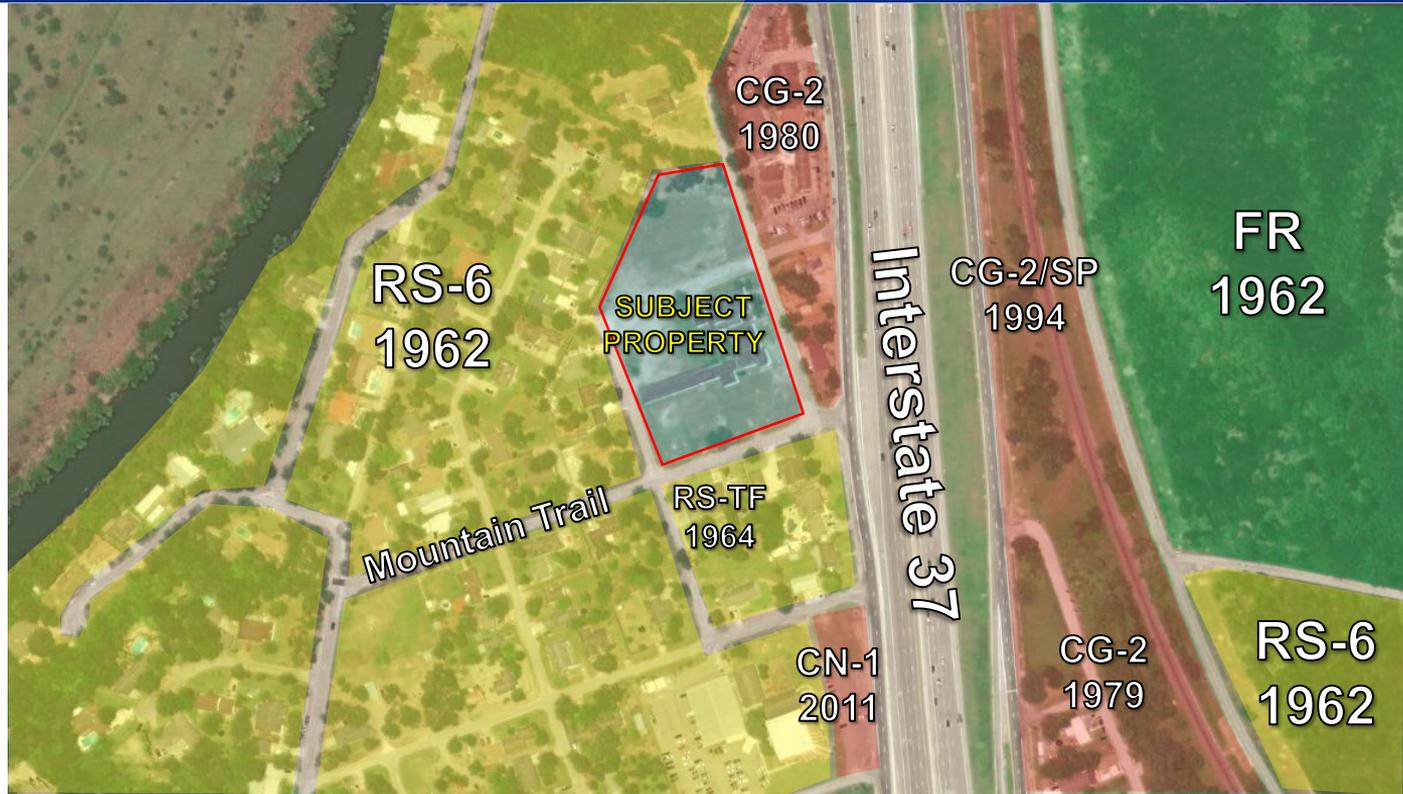


In Favor: 0





Zoning Pattern





UDC Requirements



Buffer Yards:
RM-1 to RS-6: Type B: 10' & 10 pts.

Setbacks:
Street: 20 feet
Side & Rear: 10 feet
Rear: 2:1 Setback (height)

Parking:
1 Bedroom – 1.5 spaces/unit
2+ Bedroom – 2 spaces/unit
1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting Standards

Uses Allowed: Single-Family Homes, Duplexes, Apartments, and Day Care Uses.



Utilities



-  **Water:**
8-inch ACP
-  **Wastewater:**
8-inch VCP
-  **Gas:**
2-inch Service Line
-  **Storm Water:**
Roadside Ditches



Staff Recommendation

Approval of the
“RM-1” Multifamily 1 District