

STAFF REPORT

Case No. 0218-01
 INFOR No. 18ZN1002

Planning Commission Hearing Date: February 21, 2018

Applicant & Legal Description	<p>Owner/Applicant: Dorsal Development, LLC. Location Address: 6665 Lipes Boulevard Legal Description: Being a 10.642 acre tract of land, more or less, a portion of Lots 3 and 4, Section 21, Flour Bluff and Encinal Farm and Garden Tract, located on the south side of Lipes Boulevard, east of Cimarron Boulevard and west of Bronx Avenue.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RM-1" Multifamily 1 District Area: 10.642 acres Purpose of Request: To allow for the construction of a multifamily apartment complex.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"FR" Farm Rural District	Vacant and Drainage Corridor	Medium Density Residential and Permanent Open Space
<i>North</i>		"RS-6" Single-Family 6 District	Public/Semi Public	Public/Semi Public
<i>South</i>		"FR" Farm Rural District	Low Density Residential	Low Density Residential
<i>East</i>		"RS-6" Single-Family 6 District	Vacant	Medium Density Residential
<i>West</i>		"FR" Farm Rural District	Agricultural/Vacant	Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for medium density uses. The proposed rezoning to the "RM-1" Multifamily 1 District is generally consistent with the adopted Comprehensive Plan (Plan CC) except for Element 7 (Future Land Use Map). Map No.: 043031 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 394 feet of frontage along Lipes Boulevard, which is designated as a "C3" Primary Collector Street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Lipes Boulevard	"C3" Primary Collector	75' ROW 50' Paved	60' ROW 25' Paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RM-1" Multifamily 1 District to allow for the construction of a multifamily apartment complex.

Development Plan: The subject property is 10.642 acres in size. The owner is proposing an apartment complex at 22 units per acres equaling a maximum of 234 apartment units.

Existing Land Uses & Zoning: The subject property is currently zoned "FR" Farm Rural District and consists of vacant land. The subject property was zoned "FR" Farm Rural in 1995 at the time of annexation. To the north is Veterans Memorial High School zoned "FR" Farm Rural District. To the south are vacant tracts zoned "FR" Farm Rural District. To the east are vacant tracts zoned "FR" Farm Rural District and previous rezonings in 2015 to the "CN-1" Neighborhood Commercial District and "RM-2" Multifamily District. To the west are vacant tracts zoned "RS-6" Single-Family 6 District and an existing subdivision (Airline Crossing Unit 2) 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).

Plat Status: The property is not platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "RM-1" Multifamily 1 District is generally consistent with the adopted Comprehensive Plan (Plan CC) except for Element 7 (Future Land Use Map) and with the following policies:

- 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)
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

- Encourage direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower density residential area. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- New high-intensity commercial developments without adequate transition or buffering should be discouraged from locating directly adjacent to low-intensity residential areas. (Southside ADP, Policy Statement B.7)

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) except for Element 7 (Future Land Use Map).
- A rezoning occurred on two properties to the west at the intersection of Lipps Boulevard and Cimarron Boulevard in 2015 from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District and the “RM-2” Multifamily 2 District.

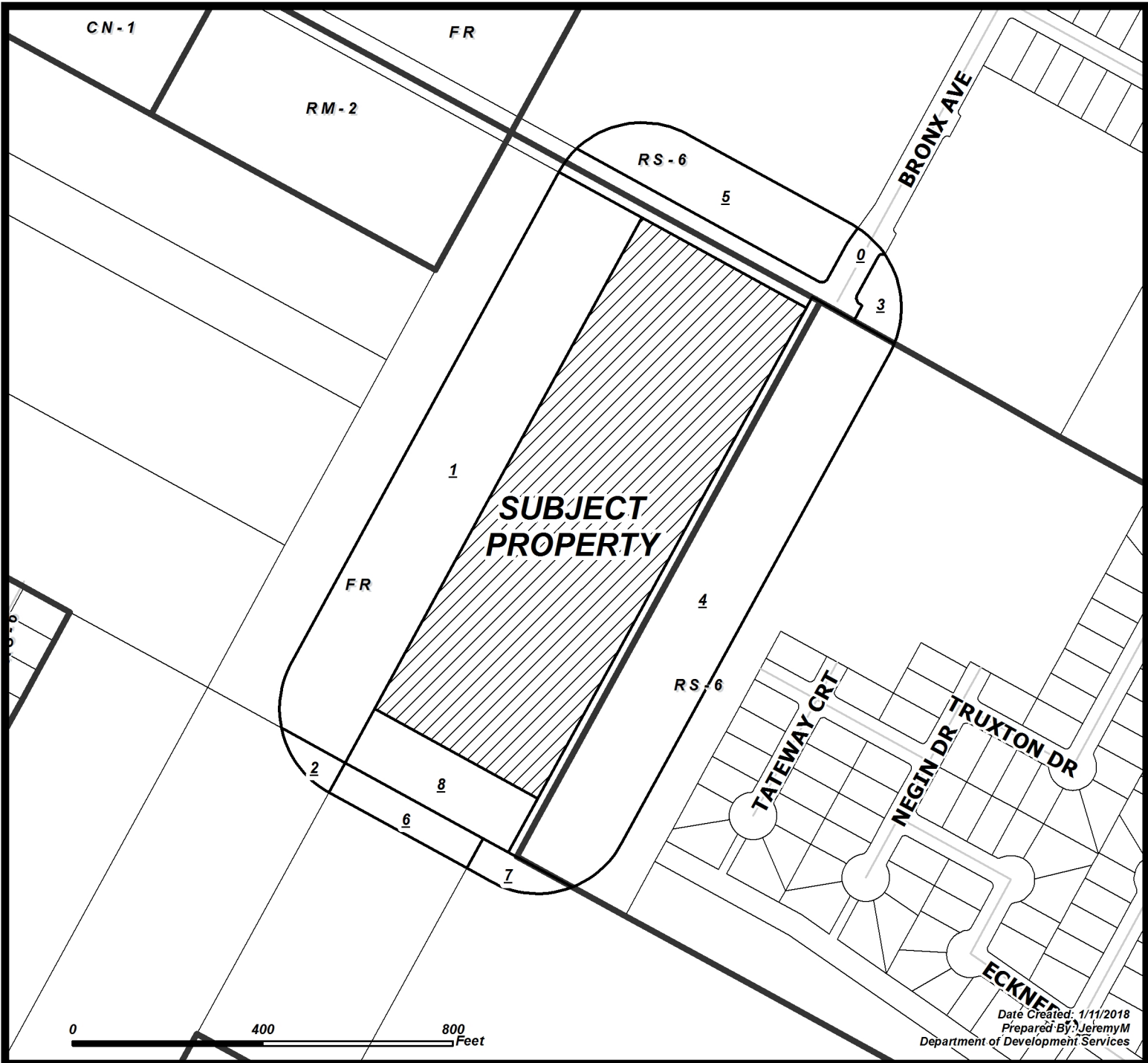
Staff Recommendation:

Approval of the change of zoning from the “FR” Farm Rural District to the “RM-1” Multifamily 1 District.

Public Notification	Number of Notices Mailed – 8 within 200-foot notification area 5 outside notification area
	<u>As of February 16, 2018:</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:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

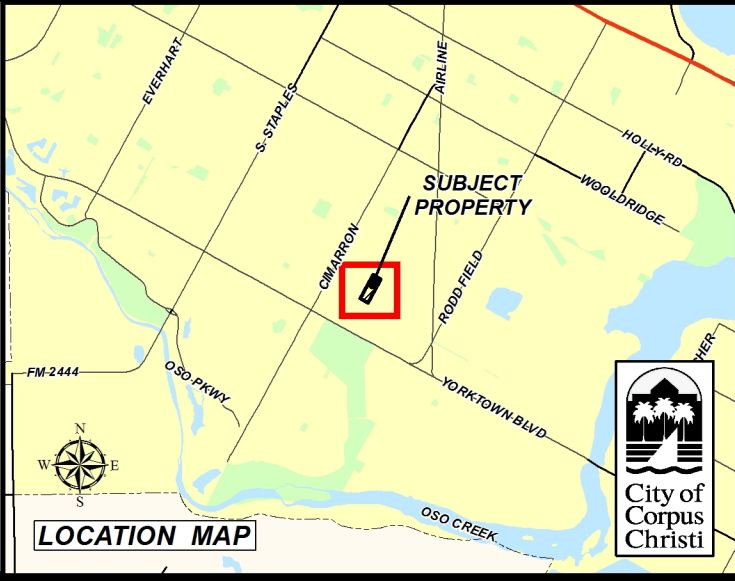


Date Created: 1/11/2018
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0218-01 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

