

# PLANNING COMMISSION FINAL REPORT

Case No.: 0614-02  
 HTE No. 14-10000022

Planning Commission Hearing Date: June 4, 2014

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Owner:</b> Mostaghasi Investment Trust  <b>Representative:</b> Liz Barrera</p> <p><b>Legal Description/Location:</b> 19.271 Acres out of Lots 12 and 13, Section 50, Flour Bluff and Encinal Farm and Garden Tracts, located on the north side of Caribbean Drive approximately 1,900 feet east of Flour Bluff Drive.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RE" Residential Estate District  <b>To:</b> "RS-6" Single-Family 6 District  <b>Area:</b> 19.271 acres  <b>Purpose of Request:</b> To develop the property for a 64-lot single-family residential subdivision.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<b>Site</b>	"RE" Residential Estate	Vacant	Low Density Residential
	<b>North</b>	RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<b>South</b>	"RS-6" Single-Family 6	Public/Semi-Public	Public/Semi-Public
	<b>East</b>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<b>West</b>	"RE" Residential Estate and "RS-6" Single-Family 6	Vacant	Low Density Residential
<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 proposed for residential uses. The proposed rezoning of the property to "RS-6" Single-Family 6 District is consistent with the adopted Future Land Use Plan, which slates the property for low density residential uses.  <b>Map No.:</b> 037029  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 830 feet of frontage along Caribbean Drive. The proposed subdivision will require access unto Caribbean Drive, which is a designated as a "C1" Minor Residential Collector. Since, the right-of-way is unpaved, construction will be required to improve circulation for Highland Oaks subdivision.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
		Caribbean Drive	C1 Minor Residential Collector	60' ROW 40' paved	75' ROW Un-paved

**Staff Summary:**

**Requested Zoning:** **Requested Zoning:** The applicant is requesting a rezoning from the “RE” Residential Estate District to the “RS-6” Single-Family 6 District for a residential subdivision.

**Development Plan:** The owner plans to develop the 19.271-acre property for a single-family residential subdivision. The development be an expansion of the other 5 units in the Highland Oaks subdivision. The proposed development plan for Unit 6 will consist of 64 single-family residential lots, ranging from 8,000 square feet to 12,000 square feet in area. The minimum development standards for the “RS-6” Single-Family 6 District are 6,000 square foot lots, 50-foot lot width and 25-foot front yard setbacks. The development plan proposes two local streets with access to Caribbean Drive, which is an unpaved right-of-way. Street dedication and construction for the local streets and Caribbean Drive frontage will be a platting requirement as well as meeting infrastructure requirements of all master plans.

**Existing Land Uses & Zoning:** The subject property, zoned “RE” Residential Estate District contains 19.271 acres of vacant land. North and east of the subject property is a developed residential neighborhood, Unit 1 and Unit 5 of Highland Oaks subdivision. Both units are zoned “RS-6” Single-Family 6 District. West of the subject property is vacant land zoned “RE” Residential Estate District and “RS-6” Single-Family 6 District. South of property along Caribbean Drive is Waldron’s Navy Outlying Land Field (NOLF) and zoned “RS-6” Single-Family 6.

**AICUZ:** The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ). Although the subdivision will border the Navy’s Outlying Land Field (NOLF) Waldron with Caribbean Drive, there are no encroachments of any residential unit within the accident potential zones. Southern portions of the subdivision will have day/night average sound level (DNL) noise exposure of 60-65 decibels.

**Plat Status:** The subject property will require platting with all infrastructure and public improvements in accordance with the Comprehensive Plan and all with all master plans.

**Comprehensive Plan & Area Development Plan (ADP) Consistency:** The subject property is located within the boundaries of the Flour Bluff Area Development Plan. The rezoning is consistent with the adopted Future Land Use Plan, which slates the property for low density residential use. Although the property is currently zoned for “RE” Residential Estate, which requires 1-acre lots, the rezoning is suited for the proposed uses because connection to the wastewater grid will be completed for this development. The property is not in the southwest quadrant of the Flour Bluff ADP requiring large lot development. The residential subdivision would be an acceptable use as an expansion

of the low density residential subdivisions north and south of the property. The Comprehensive Plan and Flour Bluff ADP both encourage the residential development.

**Department Comments:**

- The proposed rezoning is consistent with the Future Land Use Plan.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area.
- This rezoning does not have a negative impact upon the surrounding neighborhood.
- The subject property is suitable for the uses proposed by this rezoning.

**Planning Commission and Staff Recommendation (June 4, 2014):**

Approval of the change of zoning from the “RE” Residential Estate District to the “RS-6” Single-Family 6 District.

<b>Public Notification</b>	<p>Number of Notices Mailed – 61 within 200’ notification area; 2 outside notification area</p> <p>As of June 6, 2014:</p> <p>In Favor – 0 (inside notification area); 0 (outside notification area)</p> <p>In Opposition – 0 (inside notification area); 0 (outside notification area)</p> <p>For 0.00% in opposition.</p>
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- Exhibits:      A. Location Map (With Existing Zoning & Notice Area)  
                     B. Development Plan