

ZONING REPORT

Case No.: 0313-05

HTE No. 13-10000009

Planning Commission Hearing Date: March 27, 2013

Applicant & Legal Description	Applicant/Owner: The Lakes at King Estates, Inc. Representative: Urban Engineering Legal Description/Location: Being a 24.93-acre tract of land out of Lots 8 and 9, Section 40, Flour Bluff and Encinal Farm and Garden Tracts, located west of Flour Bluff Drive at the west end of Antoinette Drive and south of the Holly Road extension.			
Zoning Request	From: "RMH" Manufactured Home District To: "RS-4.5" Single-Family 4.5 District Area: 24.93 acres Purpose of Request: To allow development of a single-family subdivision.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RMH" Manufactured Home	Vacant & Conservation/Preservation	Low Density Residential & Park
	<i>North</i>	"RS-TF" Two-Family	Vacant	Low Density Residential & Park
	<i>South</i>	"RS-6" Single-Family 6	Agricultural/Rural	Low Density Residential
	<i>East</i>	"RS-4.5" Single-Family 4.5	Low Density Residential & Vacant	Low Density Residential
	<i>West</i>	Cayo Del Oso	Cayo Del Oso	Cayo Del Oso
ADP, Map & Violations	Area Development Plan: The subject property is located in the Flour Bluff Area Development Plan (ADP) and is planned for low density residential and park uses. The proposed change of zoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Future Land Use Plan. Map No.: 037031, 038031 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property will have future roads that connect to the Shoreline Oaks Subdivision. Currently, Antoinette Drive, which is a local residential street, is the only access road that connects to the subject property. Sea Oak Drive, Purdue Drive, and future Holly Road will provide the subdivision access to Flour Bluff Drive, which is an "A1" Minor Arterial Undivided street. Holly Road is a proposed "A2" Secondary Arterial Divided street, and Purdue Road is a proposed "C1" Minor Residential Collector street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Antoinette Dr.	Local Residential	50' ROW 28' paved	50' ROW 28' paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “RMH” Manufactured Home District to the “RS-4.5” Single-Family 4.5 District in order to allow construction of a single-family subdivision. The proposed single-family development will be an extension of the Shoreline Oaks Subdivision located at the east end of the property. The owner is proposing an additional 96 lots to be built in multiple phases.

Existing Land Uses & Zoning: North of the subject property is vacant land zoned “RS-TF” Two-Family District. South of the subject property is a single-family residence zoned “RS-6” Single-Family 6 District. East of the subject property is the Shoreline Oaks Subdivision zoned “RS-4.5” Single-Family 4.5 District. West of the subject property is the Cayo Del Oso zoned “RS-6” Single-Family 6 District.

AICUZ: The subject property is **not** located in a Navy Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan (ADP) Consistency: The proposed change of zoning is in the Flour Bluff Area Development Plan and is consistent with the adopted Future Land Use Plan, which slates the property for a low density residential and park use.

Department Comments:

- The proposed development is an expansion of the Shoreline Oaks Subdivision and is consistent with the Future Land Use Map. A single-family neighborhood is an appropriate use for this undeveloped tract of land.
- The proposed change of zoning is compatible with current zoning patterns in the area and would not have a negative impact on the surrounding neighborhood.

Planning Commission and Staff Recommendation (March 27, 2013):

Approval of the change of zoning from the “RMH” Manufactured Home District to the “RS-4.5” Single-Family 4.5 District.

Public Notification	Number of Notices Mailed – 10 within 200' notification area; 1 outside notification area
	<u>As of March 28, 2013:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
	For 0.00% in opposition.

Attachments: 1. Location Map (Existing Zoning & Notice Area)

**SUBJECT
PROPERTY**

RS-6

RS-TF

RMH

RM-1

RS-4.5


EL RECUERDO

0 400 800 Feet

Date Created: 3/13/2013
Prepared By: Jeremy
Department of Development Services

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**2. SITE - EXISTING ZONING,
NOTICE AREA & OWNERSHIP**

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

4 Owners within 200' listed on
attached ownership table

X Owners
in opposition

