

# ZONING REPORT

**Case No.:** 0613-02

**HTE No.** 13-10000019

**Planning Commission Hearing Date:** June 19, 2013

<b>Applicant &amp; Legal Description</b>	<b>Applicant/Representative:</b> Southside Ventures, L.P. <b>Owner:</b> Palm Land Investments, Inc. <b>Legal Description/Location:</b> Lots 3, 4, and 5, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Holly Road, approximately 1,160 feet east of Rodd Field Road.			
<b>Zoning Request</b>	<b>From:</b> "FR" Farm Rural District <b>To:</b> "RS-4.5" Single-Family 4.5 <b>Area:</b> 60.18 acres <b>Purpose of Request:</b> To develop a single-family subdivision.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"FR" Farm Rural	Vacant & Estate Residential	Low Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential & Vacant	Low Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5	Drainage Corridor	Drainage Corridor
	<i>East</i>	"RS-4.5" Single-Family 4.5	Low Density Residential	Low Density Residential
	<i>West</i>	"RM-1" Multifamily 1, "RM-3" Multifamily 3 & "FR" Farm Rural	Agricultural/Rural	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for low density residential 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. <b>Map No.:</b> 040033 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has 1,984 feet of frontage along Holly Road, which is designated an "A3" Primary Arterial Divided street, and is approximately 1,160 feet east of Rodd Field Road, which is designated an "A3" Primary Arterial Divided street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2007)
	Holly Rd.	"A3" Primary Arterial Divided	130' ROW 79' paved	110' ROW 20' paved	1,266 ADT

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District to allow construction of a single-family subdivision.

**Development Plan:** A total of 250 to 260 lots are planned with minimum lot sizes of 4,500 square feet, 45-foot lot widths, and 20-foot front yard requirements. Based on the number of lots proposed, three external access points to the City's roadway network will be required. The subdivision will be constructed in multiple phases.

**Existing Land Uses & Zoning:** North, south, and east of the subject property are single-family dwelling units zoned "RS-6" Single-Family 6 District and "RS-4.5" Single-Family 4.5 District. West of the subject property is vacant land zoned "RM-1" Multifamily 1 District, "RM-3" Multifamily 3 District, and "FR" Farm Rural District.

**AICUZ:** The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**Comprehensive Plan & Area Development Plan (ADP) Consistency:** The subject property is located within the boundaries of the Southside Area Development Plan. The proposed change of zoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Future Land Use Plan, which slates the property for a low density residential use.

**Plat Status:** In order to construct a single-family subdivision the property would need to be replatted. A preliminary plat will be required because the subdivision is planned to be constructed in multiple phases.

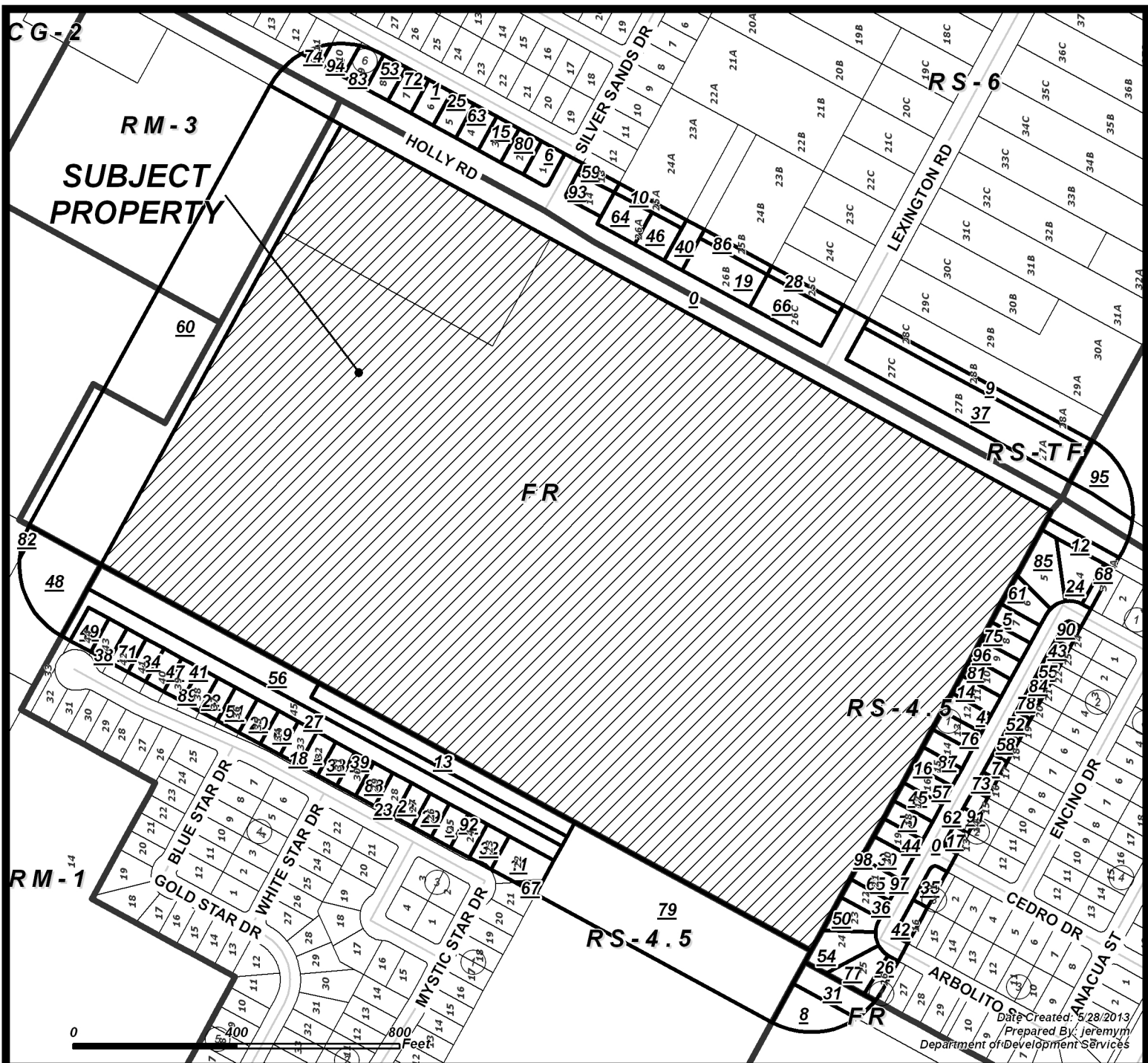
**Department Comments:**

- The properties located north, south, and east of the subject property are developed with single-family uses. The proposed rezoning is consistent with the land use and zoning patterns of adjacent properties.
- The proposed rezoning would not negatively impact the surrounding properties and is consistent with the Future Land Use Plan's designation of the property as a "low density residential" use.
- The property to be rezoned is suitable for uses permitted by the "RS-4.5" Single-Family 4.5 District that would be applied by the proposed amendment.

**Planning Commission and Staff Recommendation (June 19, 2013):**

Approval of the change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

<b>Public Notification</b>	Number of Notices Mailed – 98 within 200' notification area; 4 outside notification area	
	<u>As of June 20, 2013:</u>	
	In Favor	– 0 (inside notification area); 0 (outside notification area)
	In Opposition	– 1 (inside notification area); 0 (outside notification area)
For 0.35% in opposition.		
Attachments: 1. Location Map (Existing Zoning & Notice Area)		



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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

Owners within 200' listed on attached ownership table

Owners in opposition

