

ZONING REPORT

Case No.: 0117-04
Infor No. 16ZN1007

Planning Commission Hearing Date: January 11, 2017

Applicant & Legal Description	Applicant/Representative: Saldana Consulting Owner: Palm Land Investment, Inc. Location: 7564 Brooke Road Legal Description: A 5.824 acre tract of land of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 26, Lots 10 and 11, located on the west side of Oso Parkway and south of Dove Hollow Drive.			
Zoning Request	From: "RS-4.5" Single Family Residential District To: "RS-TH" Residential Townhouse District Area: 5.824 acres Purpose of Request: To develop 37 townhome units with a proposed density of 6.35 units per acre, less than the 9.68 density permitted in the current "RS-4.5" District.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-4.5" Single Family Residential District	Vacant	Medium Density Single Family Residential
	<i>North</i>	"RS-4.5" Single Family Residential District	Vacant	Medium Density Single Family Residential
	<i>South</i>	"FR" Farm Rural	Vacant Drainage Corridor	Medium Density Single Family Residential Permanent Open Space
	<i>East</i>	"RS-4.5" Single Family Residential District	Vacant	Medium Density Single Family Residential
	<i>West</i>	"RS-4.5" Single Family Residential District	Low Density Residential	Medium Density Single Family Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for medium density single family residential use. The proposed rezoning to the "RS-TH" Residential Townhouse District is consistent with the adopted Plan CC Future Land Use map and with the Southside ADP. Map No.: 041031 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 350 feet of street frontage along Oso Parkway, which is a “P1” Parkway Collector street. The maximum average daily trips for a “P1” is 1,000 to 3,000.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Oso Parkway	“P1” Parkway Collector Street	80’ ROW 40’ paved	80’ ROW 40’ paved	Information Unavailable

Staff Summary:

Requested Zoning:

The applicant is requesting a change of zoning from the “RS 4.5” Single Family Residential District to “RS-TH” Residential Townhouse District for developing 37 townhomes.

Development Plan:

The applicant proposes to rezone the subject lot, which is a part of Flour Bluff and Encinal Farm and Garden Tracts, to the “RS-TH” Residential Townhouse District. The lot is 5.824 acres. The purpose of the rezoning is to develop 37 townhomes with a proposed density of 6.35 units per acre.

Existing Land Uses & Zoning:

To the north and east of the subject property are zoned “RS-4.5” Single Family Residential District with vacant uses. South of the subject property is zoned “FR” Farm Rural District and is vacant with a drainage corridor. The lot to the west is zoned “RS-4.5” Single Family Residential District and has low density residential use.

AICUZ:

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

Plat Status: The subject property is not platted but will be consistent with the Oso Parkway Plan.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside ADP. The proposed rezoning to the “RS-TH” Residential Townhouse District is consistent with Plan CC and the Future Land Use Map which identifies the area as Medium Density Residential. Additionally, the following are pertinent elements of Plan CC and the Southside ADP that should be considered:

- Support the planning, regulatory, and finding initiatives needed to provide a diversity of housing types to meet community needs. (Plan CC, Goal 2, Strategy 1, page 32)

- Give consideration to regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle/pedestrian facilities. (Plan CC, Goal 9, Strategy 1, page 33.)
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Plan CC, Goal 3, Strategy 3, page 51.)

Department Comments:

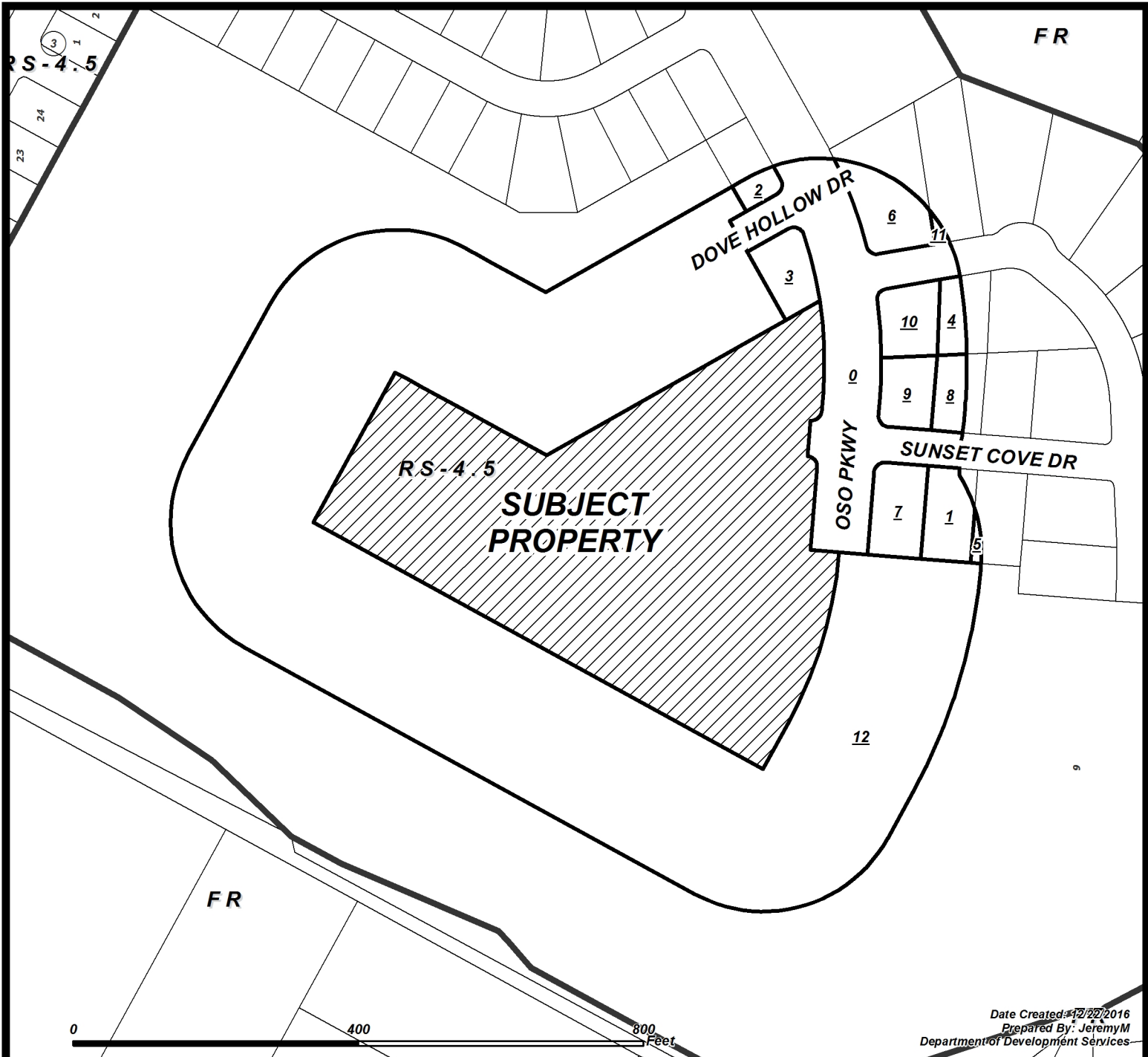
- The proposed rezoning is a decrease in housing density.
- Infill in existing neighborhoods or adjacent to existing neighborhoods is encouraged.

Staff Recommendation:

Approval of the change of zoning from the “RS-4.5” Single Family Residential District to “RS-TH” Residential Townhouse District.

Public Notification	Number of Notices Mailed – 12 within 200’ notification area; 5 outside notification area
	<u>As of January 4, 2017:</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)
 2. Application
 3. Returned Opposition/Support (if any)



Date Created: 12/22/2016
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0117-04 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

4

Owners within 200' listed on
 attached ownership table



Owners
 in favor

X

Owners
 in opposition

