

PLANNING COMMISSION FINAL REPORT

Case No. 0518-01

INFOR No. 18ZN1009

Planning Commission Hearing Date: May 16, 2018

Applicant & Legal Description	Owner: Suncrest Construction, Inc. Applicant: Kamal Ashour Location Address: 9630 Compton Road Legal Description: Being 0.99 acres out of Lot 16, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located on the north side of Compton Road, east of Flour Bluff Drive, and west of Central Street.			
Zoning Request	From: "CG-1" General Commercial District & "RE" Residential Estate District To: "RS-22" Single-Family 22 District Area: 0.99 acres Purpose of Request: To allow for the construction of a 3,700 square foot single-family residence.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CG-1" General Commercial and "RE" Residential Estate	Vacant	Low Density Residential
	<i>North</i>	"CG-1" General Commercial	Public/Semi-Public and Vacant	Government and Low Density Residential
	<i>South</i>	"CG-1" General Commercial and "RE" Residential Estate	Vacant and Estate Residential	Low Density Residential
	<i>East</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>West</i>	"CG-1" General Commercial	Vacant	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "RS-22" Single-Family 22 District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 036032 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 179 feet of street frontage along Compton Road which is designated as a "C1" Minor Residential Collector Street. According to the Urban Transportation Plan, "C1" Minor Residential Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Compton Road	"C1" Minor Residential Collector Street	60' ROW 40' paved	60' ROW 25' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "CG-1" General Commercial District and "RE" Residential Estate District to the "RS-22" Single-Family 22 District to allow for the construction of a 3,700 square foot single-family residence.

Development Plan: The subject property is 0.99 acres in size. The owner is proposing a 3,700 square foot single-family residence with a 4 car garage.

Existing Land Uses & Zoning: The subject property is currently zoned "CG-1" General Commercial District and "RE" Residential Estate District and consists of vacant land. The subject property was zoned "CG-1" General Commercial District in 1983 and "RE" Residential Estate District in 1982. The subject property was annexed in 1961 and has remained unplatted since the time of annexation. To the north and west is Real Life Church and is zoned "CG-1" General Commercial District. To the south across Compton Road is Lord of Life Lutheran Church zoned "CG-1" General Commercial District and large tract single-family residences (Oak Terrace Unit 1 Subdivision) zoned "RE" Residential Estate District. To the east is also bordered by large tract single-family residences (Oak Terrace Unit 1 Subdivision) zoned "RE" Residential Estate 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 Flour Bluff Area Development Plan (ADP). The proposed rezoning to the "RS-22" Single-Family 22 District is consistent with the adopted Comprehensive Plan (Plan CC) and 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)

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC).

- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The property is currently vacant and is a remaining unplatted lot and has split zoning consisting of the “CG-1” General Commercial District and “RE” Residential Estate District. The property is unplatted and has not been developed since annexation in 1961.
- Due to the adjacency to properties zoned “CG-1” General Commercial, a Type C buffer yard will be required along the northern and western property lines. Type C buffer yards consist of 15 feet in width and a 15 point requirement as per the Unified Development Code (UDC).
- If the “RS-22” Single-Family 22 District is approved, the proposed development will still need to abide by all requirements of the Unified Development Code (UDC).

Planning Commission and Staff Recommendation (May 16, 2018):

Approval of the change of zoning from the “CG-1” General Commercial District and “RE” Residential Estate District to the “RS-22” Single-Family 22 District.

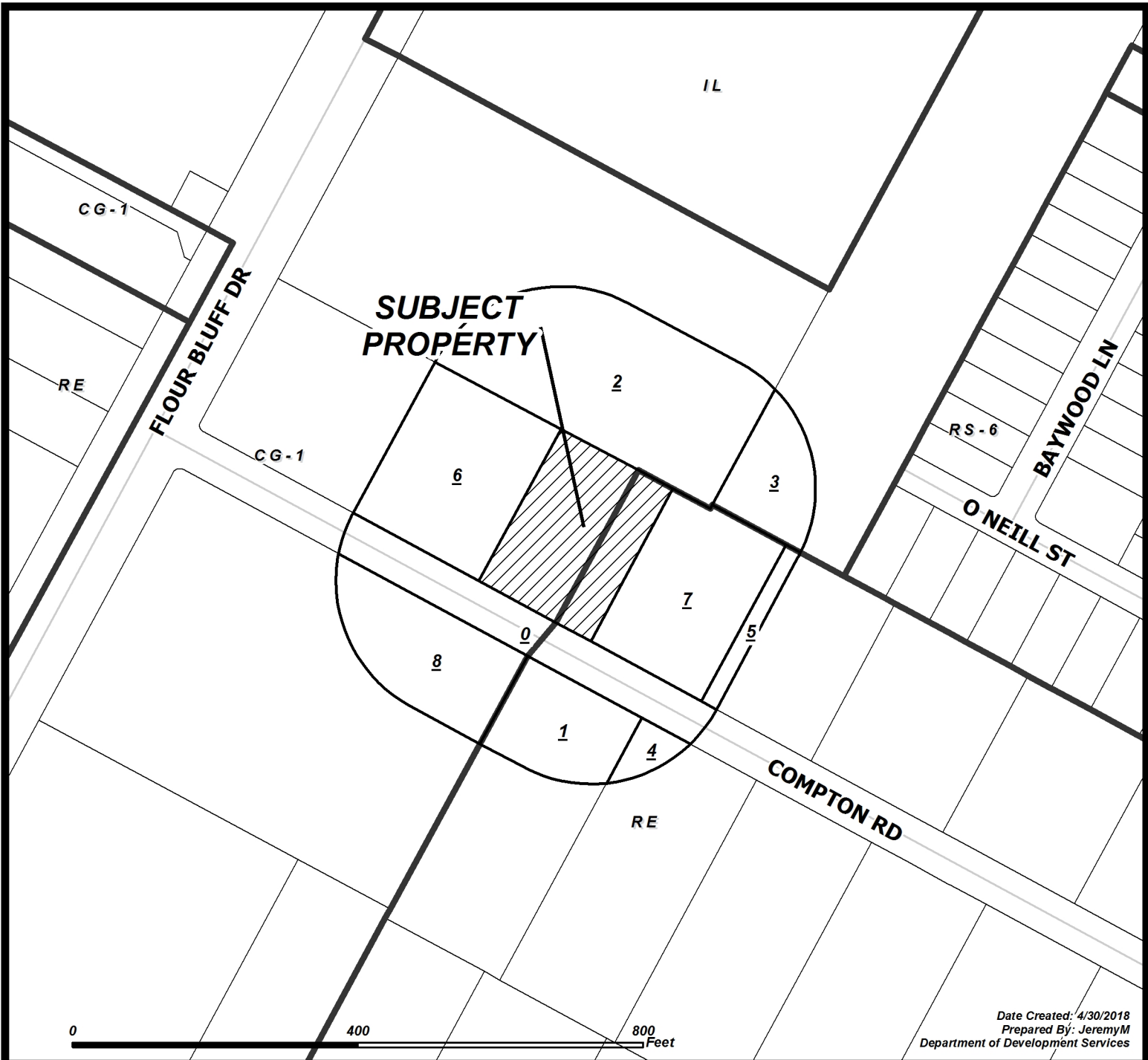
Vote Results:

For: 9
Opposed: 0
Absent: 0
Abstained: 0

Public Notification	Number of Notices Mailed – 8 within 200-foot notification area 5 outside notification area	
	<u>As of May 11, 2018:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

- Location Map (Existing Zoning & Notice Area)
- Preliminary Site Plan
- Public Comments Received (if any)



CASE: 0518-01 ZONING & NOTICE AREA

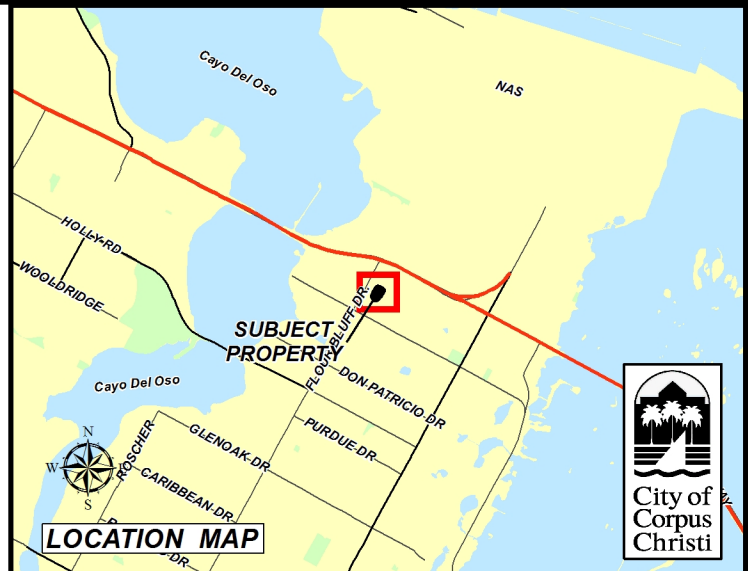
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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

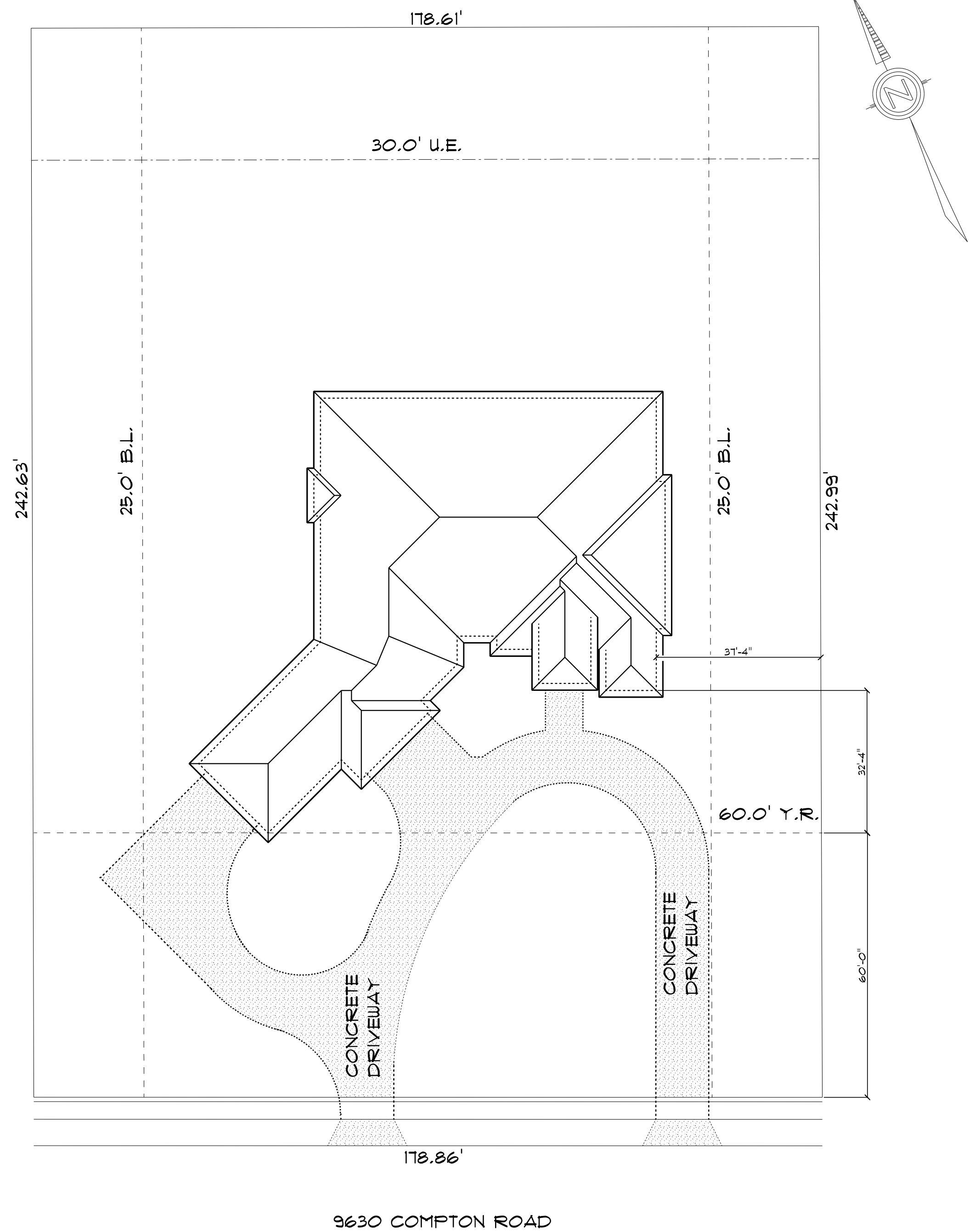
Owners within 200' listed on attached ownership table

Owners in opposition





CEILING JOIST PLAN
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"

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KAMAL ASHOUR

SUNCREST CONSTRUCTION, INC.
CUSTOM HOMES, COMMERCIAL CONSTRUCTION & RENOVATIONS

LEGALS

LOT	BLOCK
SUBDIVISION	
9630 COMPTON ROAD	
OWNER	

AREAS-SQ.FT

1ST FLOOR LIVING AREA
2ND FLOOR LIVING AREA
TOTAL LIVING AREA
PORCH(ES)
PATIO(S)
GARAGE



DESIGN/DRAWN BY: JD GARZA
SCALE: AS SHOWN

DRAWING TITLE: CEILING JOIST PLAN & SITE PLAN

DRAWING NO: 444E001-D

DATE	CLIENT NO.
	A4
SHT 4	OF 5