

STAFF REPORT

Case No. 0818-05
INFOR No. 18ZN1009

Planning Commission Hearing Date: August 22, 2018

Applicant & Legal Description	Owner: James Karstens Applicant: James Karstens Location Address: 2141 Laguna Shores Road Legal Description: Lots 4-8, Block 1, Karstens Acres, located on the east side of Laguna Shores Road, south of Lola Johnson Road, and north of Hustlin' Hornet Drive.			
Zoning Request	From: "CR-1" Resort Commercial District To: "RS-15" Single-Family 15 District Area: 3.11 acres Purpose of Request: To allow for the future construction of a single-family residences.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CR-1" Resort Commercial	Vacant and Low Density Residential	Commercial
	<i>North</i>	"CR-1" Resort Commercial	Vacant	Commercial
	<i>South</i>	"CR-1" Resort Commercial	Vacant	Commercial
	<i>East</i>	"CR-1" Resort Commercial	Water (Laguna Madre)	Water (Laguna Madre)
	<i>West</i>	"RE" Residential Estate	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-15" Single-Family 15 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 035029 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 585 feet of street frontage along Laguna Shores Boulevard which is designated as a "P1" Parkway Collector Street. According to the Urban Transportation Plan, "P1" Parkway 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
	Laguna Shores Road	"P1" Parkway Collector	80' ROW 40' paved	70' ROW 38' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "CR-1" Resort Commercial District to the "RS-15" Single-Family 15 District to allow for the future construction of a single-family residences.

Development Plan: The subject property is 3.11 acres in size. The owner is proposing the future construction of a single-family residences.

Existing Land Uses & Zoning: The subject property consists of 5 lots currently zoned "CR-1" Resort Commercial District and consists of one single-family residence and vacant properties. The subject property was zoned "CR-1" Resort Commercial District (formerly "B-2" Bayfront Business District) in 1983 as part of the original Flour Bluff Area Development Plan (ADP). The subject property was annexed in 1961 and was platted in 2007. To the north and south along Laguna Shores Road are a few single-family residences and vacant properties also zoned "CR-1" Resort Commercial District. Further to the north is a single-family residential subdivision along Lola Johnson Road (Belk Lola Johnson Subdivision) platted in 1953 and zoned "RS-6" Single-Family 6 District. To the west is a large vacant unplatted tract of land zoned "RE" Residential Estate District. To the east is the Laguna Madre.

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 platted.

Utilities:

Water: 12-inch ACP line located along Laguna Shores Boulevard in front of the subject property.

Wastewater: 16-inch PVC Force Main located along Laguna Shores Boulevard. Wastewater service is currently unavailable to the subject property. The closest available wastewater manhole is over 600 feet to the north at the intersection of Lola Johnson Road and Laguna Shores Boulevard. A 15-foot utility easement is located along the Lola Johnson Road frontage of the subject property.

Gas: 2-inch Service line located along Laguna Shores Boulevard in front of the subject property.

Storm Water: Road side drainage located along Laguna Shores Boulevard in front of the subject property.

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-15” Single-Family 15 District is “RS-15” Single-Family 15 District is generally consistent with the adopted Comprehensive Plan (Plan CC), warrants an amendment to the Future Land Use Map, 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 orderly growth of new residential, commercial, and industrial areas. (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 “RS-15” Single-Family 15 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map
- 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 subject property was originally zoned “RS-6” Single-Family 6 District (formerly “R-1B” Property was zoned “R-1B” One-Family Dwelling District) previous to the 1983 area wide Flour Bluff rezoning.
- The subject property is located in flood zone V22 with a base flood elevation of 12-feet.
- Due to the adjacency to properties zoned “CR-1” General Commercial, a Type B buffer yard will be required along the northern and southern property lines. Type B buffer yards consist of 10 feet in width and a 10 point requirement as per the Unified Development Code (UDC).

Staff Recommendation:

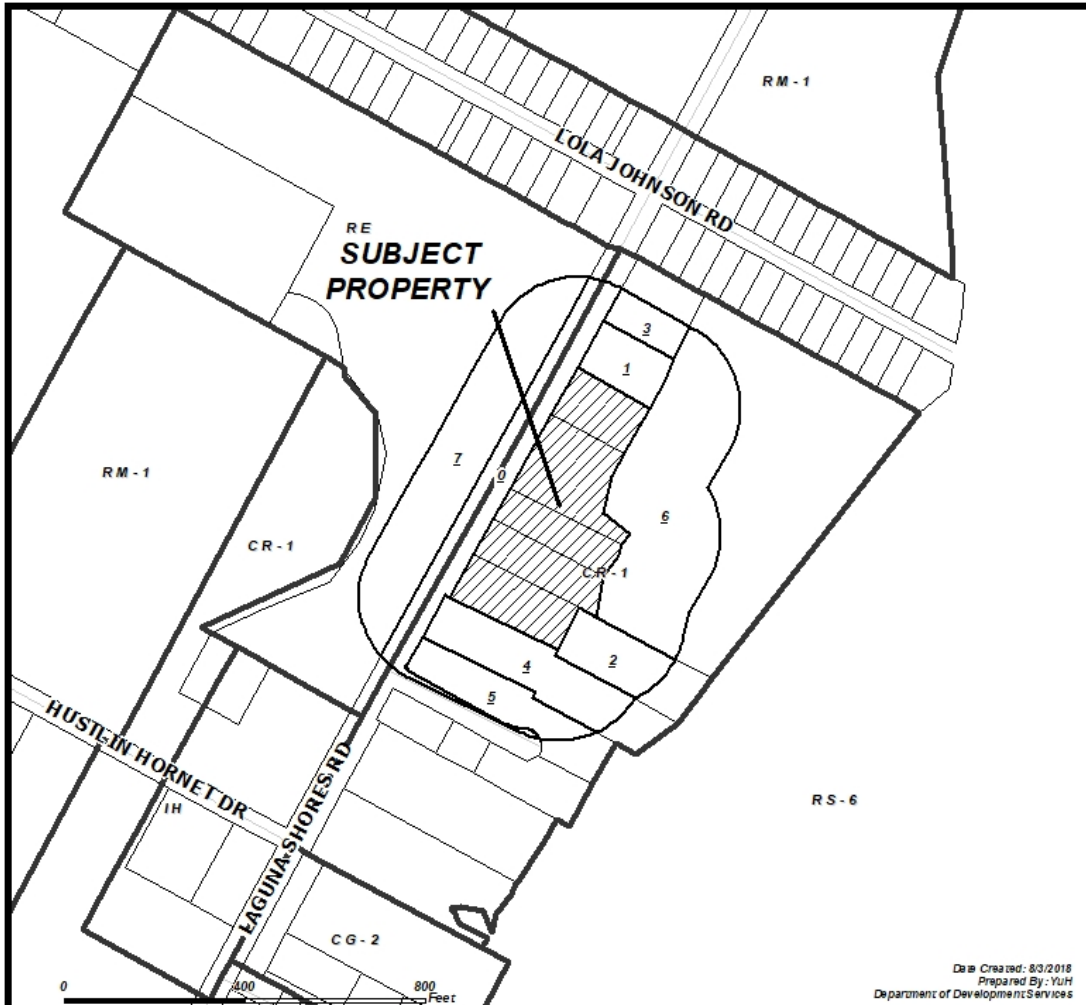
Approval of the change of zoning from the “CR-1” Resort Commercial District to the “RS-15” Single-Family 15 District.

Public Notification	Number of Notices Mailed – 7 within 200-foot notification area 5 outside notification area
	<u>As of August 17, 2018:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

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CASE: 0818-05
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-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
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 in opposition
4 Owners within 200' listed on attached ownership table

