

# STAFF REPORT

Case No. 1018-04  
INFOR No. 18ZN1027

**Planning Commission Hearing Date:** October 31, 2018

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> MVR Construction Company <b>Applicant:</b> MVR Construction Company <b>Location Address:</b> 10001 and 10009 Compton Road <b>Legal Description:</b> 5.269 acre tract also being out of Lot 12, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Compton Road, east of Flour Bluff Drive, and west of First National Drive.			
<b>Zoning Request</b>	<b>From:</b> "RE" Residential Estate District <b>To:</b> "RS-15" Single-Family 15 District <b>Area:</b> 5.269 acres <b>Purpose of Request:</b> To allow for the construction of single-family homes.			
<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>	"RE" Residential Estate	Vacant	Low Density Residential
	<i>North</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>South</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>East</i>	"FR" Farm Rural	Commercial	Low Density Residential
	<i>West</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> 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 consistent with the adopted Comprehensive Plan (Plan CC). <b>Map No.:</b> 035032 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 550 feet of street frontage along Compton Road which is designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor 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 Collector	60' ROW 40' paved	60' ROW 26' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RE" Residential Estate District to the "RS-15" Single-Family 15 District to allow for the construction of single-family homes.

**Development Plan:** The subject property is 5.269 acres in size. The owner is proposing a single-family residential subdivision consisting of 11 units.

**Existing Land Uses & Zoning:** The subject property is currently zoned "RE" Residential Estate District and consists of vacant land. The subject property was annexed in 1961 and has remained undeveloped. To the north, south and east is a single-family residential subdivision (Oak Terrace Unit 2, 2002) with one acre tracts zoned "RE" Residential Estate District. Additionally, to the north is a single-family residential subdivision (Flour Bluff Center, 2008) zoned "RS-6" Single-Family 6 District. To the northwest are commercial properties zoned "CG-1" General Commercial district and consists of a pet grooming business (Bruno's Bathhouse) and a vehicle customization business (Sooth Texas Aluminum Works). To the west is a commercial property zoned "RS/SP" Residential Estate District with a Special Permit for a boat storage complex. Separating the subject property from the southern properties is the O'Neill Tributary Channel. The O'Neill Tributary Channel has a drainage right-of-way width of approximately 150 feet and a depth of 9.40 feet.

**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.

**Utilities:**

**Water:** 12-inch C900 line located along Compton Road in front of the subject property.

**Wastewater:** 8-inch PVC Line located along Compton Road in front of the subject property.

**Gas:** 3-inch Service Line located along the eastern property line of the subject property.

**Storm Water:** Drainage located along the southern and eastern property lines of the subject property. Along the southern property line the O'Neill Tributary Channel has a drainage right-of-way width of approximately 150 feet and a depth of 9.40 feet.

**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 consistent with the adopted Comprehensive Plan (Plan CC) and with the following policies:

- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- 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 Future Land Use for the subject property is identified as Low Density Residential. According to Plan CC, Low Density Residential consists of up to 3 units per acre. The proposed development is a 5.269 acre tract with a proposed 11 units which is below the maximum recommended density of 15.8 units.

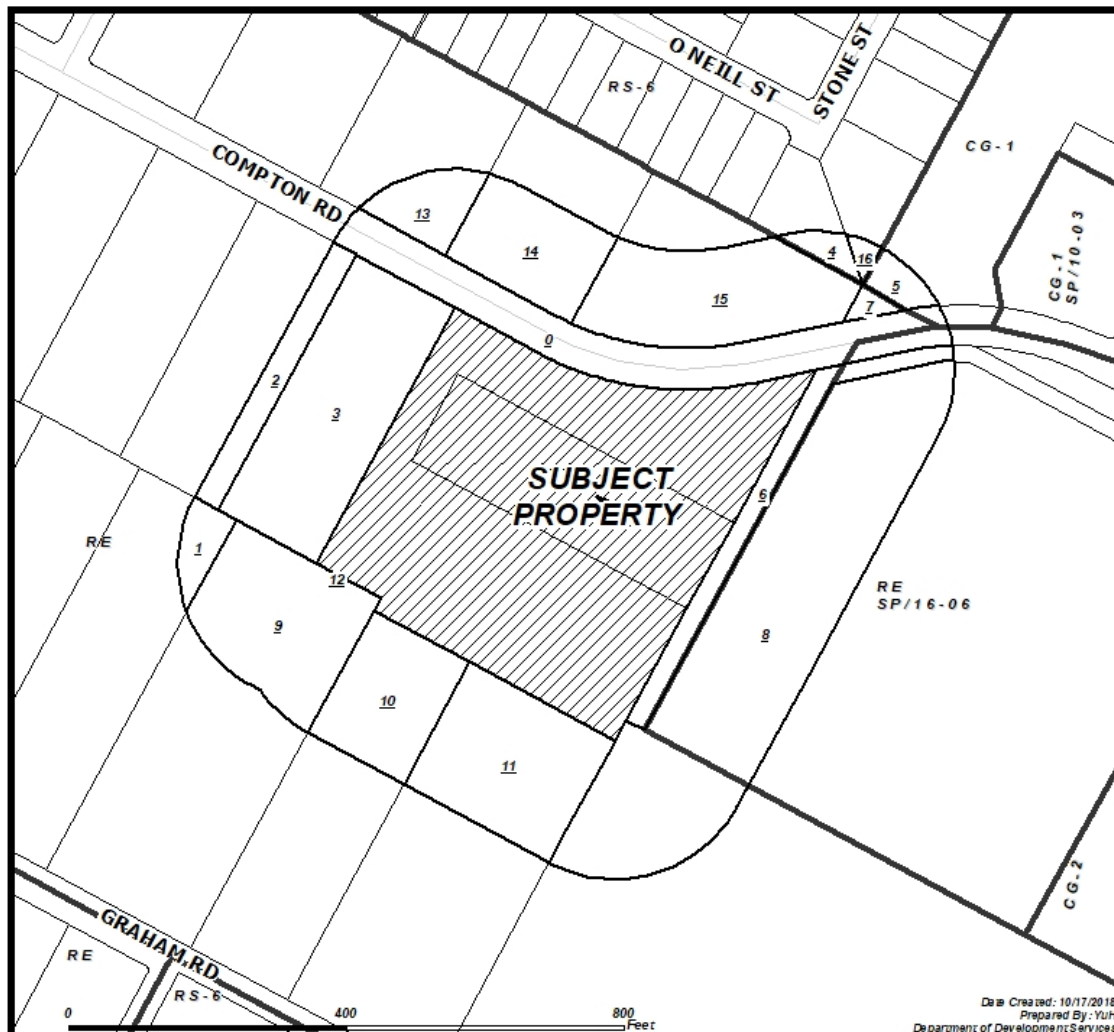
**Staff Recommendation:**

Approval of the change of zoning from the “RE” Residential Estate District to the “RS-15” Single-Family 15 District.

<b>Public Notification</b>	Number of Notices Mailed – 18 within 200-foot notification area 5 outside notification area	
	<b><u>As of October 19, 2018:</u></b>	
	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. Preliminary Site Plan
- C. Public Comments Received (if any)



### CASE: 1018-04 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-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
CO-1 General Commercial	RS-TH Townhouse
CO-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 with 200' listed on attached ownership table  
 Owners in opposition



