



Zoning Case #1019-04 Calallen ISD

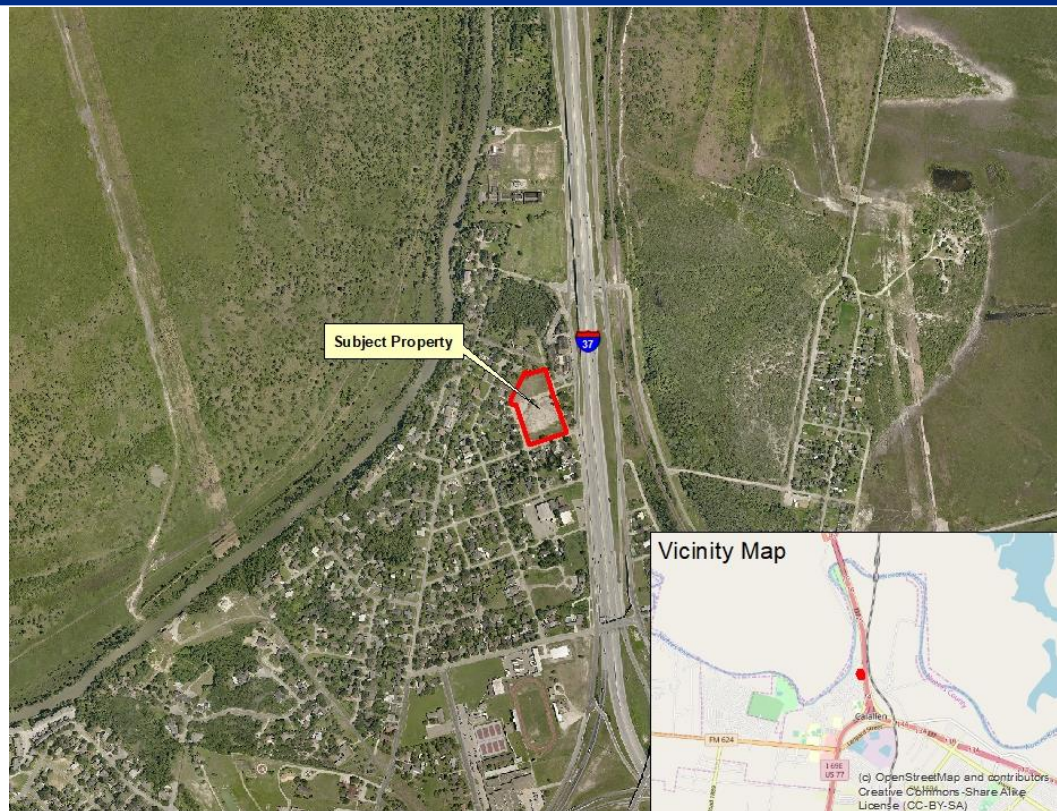
**Rezoning for a Property at
5215 Avenue A**

From “RS-6” To “RM-1”

Planning Commission
October 16, 2019



Aerial Overview

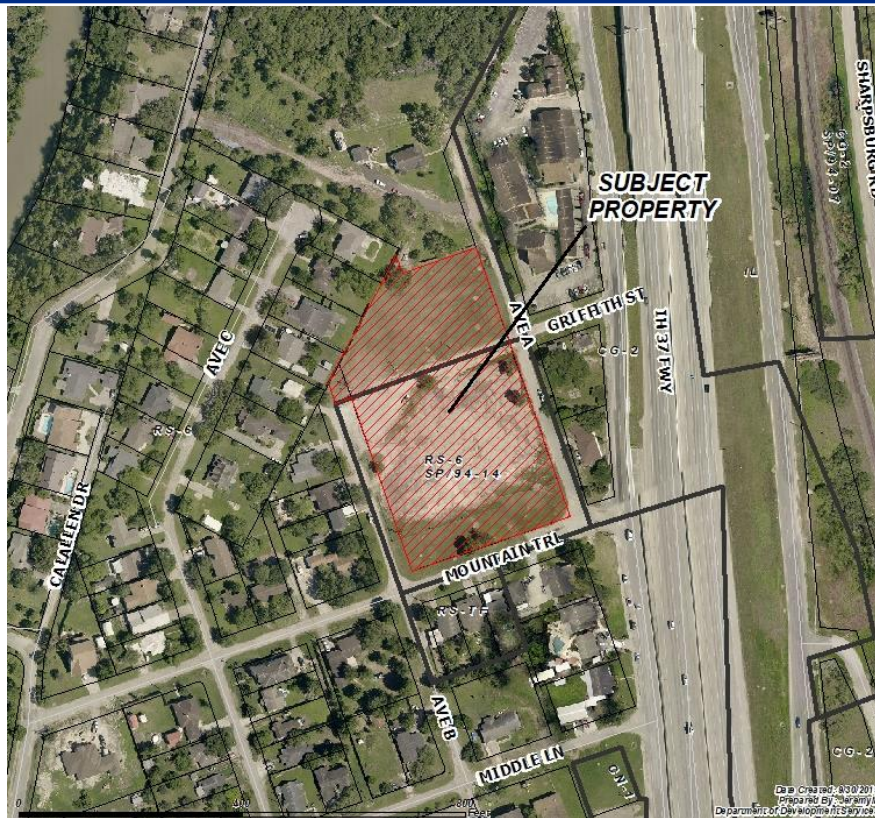


Vicinity Map





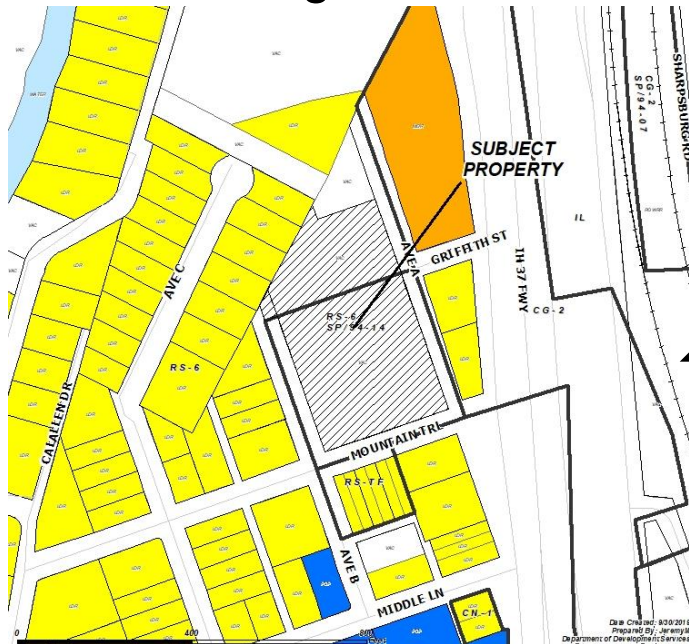
Subject Property at 5215 Avenue A



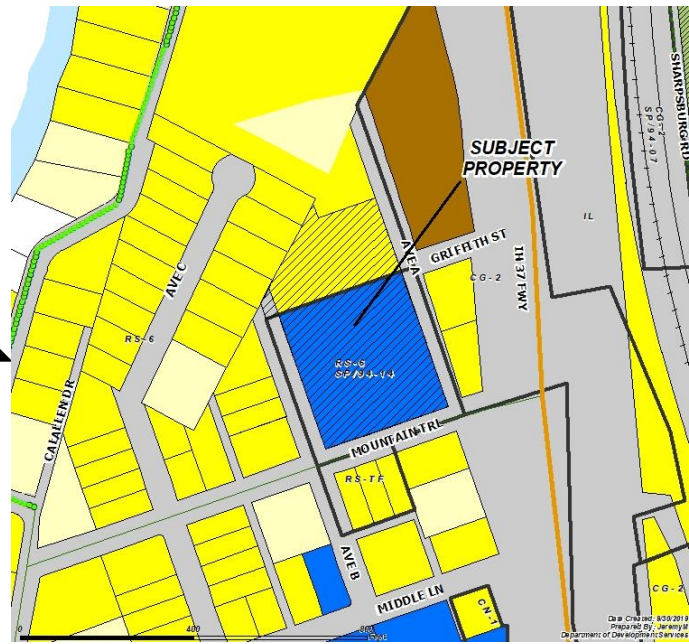


Land Use

Existing Land Use



Future Land Use





Subject Property, North on Mountain Trail





Mountain Trail, East of Subject Property





Mountain Trail, South of Subject Property





Mountain Trail, West of Subject Property





Public Notification

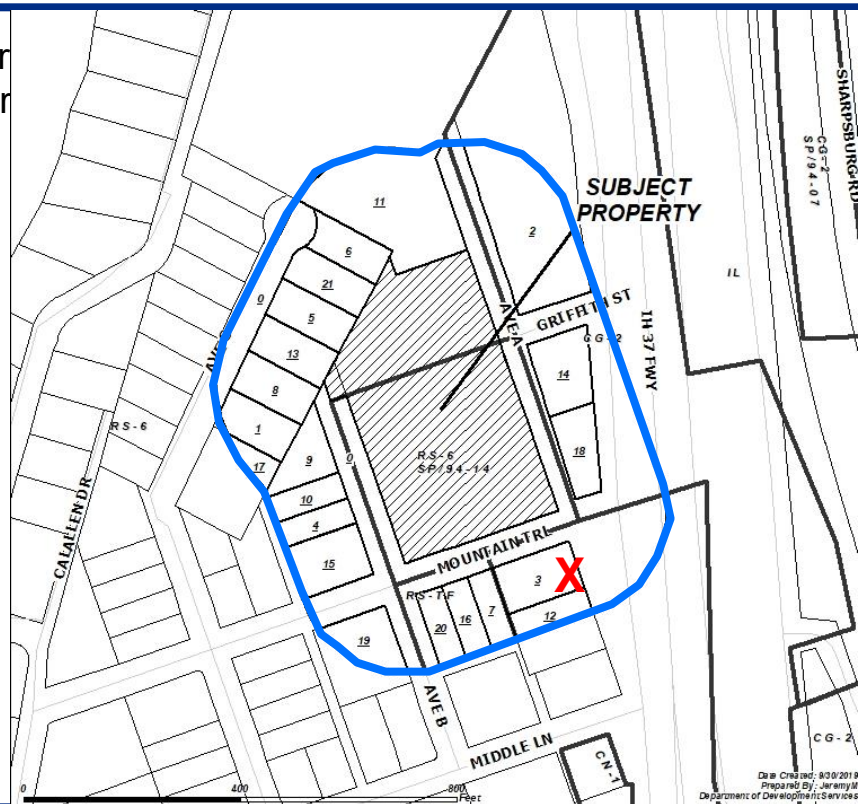
21 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

Notification Area

Opposed: 1 (3.03%)



In Favor: 0





Zoning Pattern





UDC Requirements



Buffer Yards:
RM-1 to RS-6: Type B: 10' & 10 pts.

Setbacks:
Street: 20 feet
Side & Rear: 10 feet
Rear: 2:1 Setback (height)

Parking:
1 Bedroom – 1.5 spaces/unit
2+ Bedroom – 2 spaces/unit
1 space/ 5 units – Visitors





Landscaping, Screening, and Lighting
Standards

Uses Allowed: Single-Family Homes,
Duplexes, Apartments, and Day Care
Uses.



Utilities



-  **Water:**
8-inch ACP
-  **Wastewater:**
8-inch VCP
-  **Gas:**
2-inch Service Line
-  **Storm Water:**
Roadside Ditches



Staff Recommendation

Approval of the
“RM-1” Multifamily 1 District