

# Zoning Case #0321-02

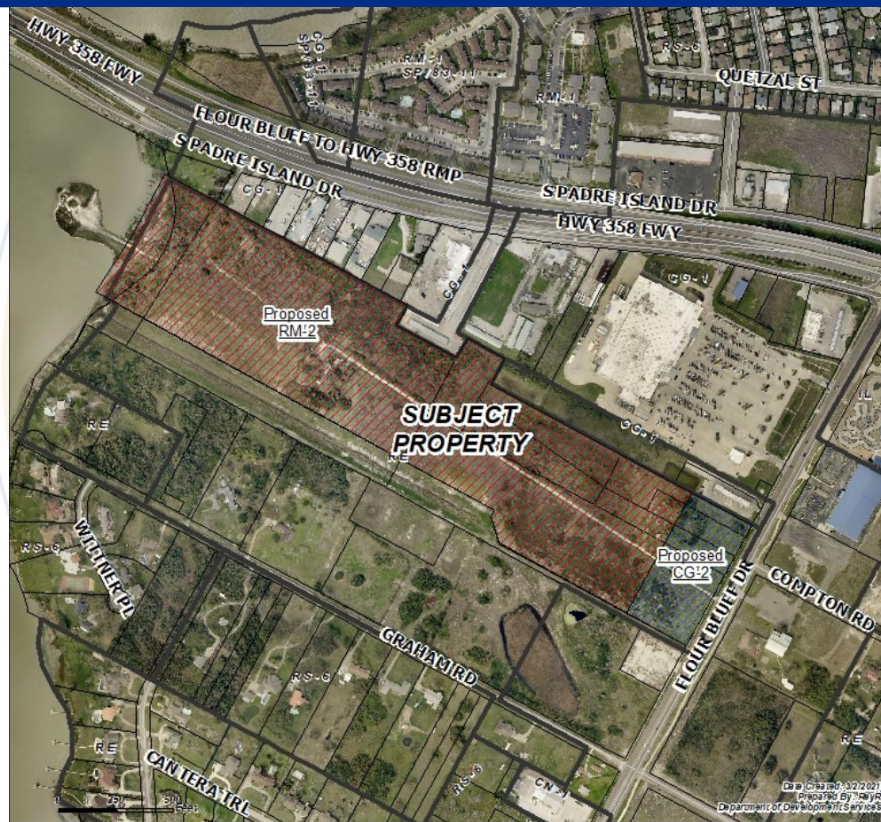
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**The Estate of Hart F. Smith and Juliana Dunn Smith**  
**Rezoning for a Property at 1402 Flour Bluff Drive**  
**From “RE” to “CG-2” and “RM-2”**



Planning  
Commission  
April 14, 2021

# Aerial Overview



# Zoning Pattern



# Air Installation Compatibility Use Zone



# UDC Requirements



## Buffer Yards:

“CG-2” to “RM-2”: Type A: 10’ & 5 pts.

“CG-2” to “RE”: Type C: 15’ & 15 pts.

“RM-2” to “RE”: Type B: 10’ & 10 pts.

## Setbacks:

RM-2: Street: 20 feet  
Side/Rear: 10 feet

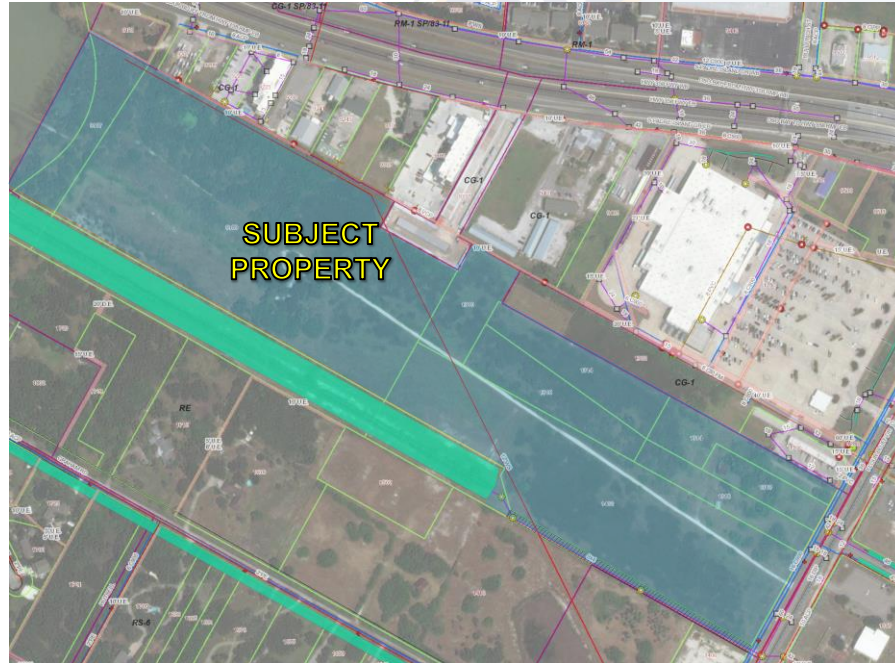
CG-2: Street: 20 feet  
Side/Rear: 0 feet


## Uses Allowed:

RM-2: Single-family, Multifamily, Day Care, place of Worship.


CG-2: Multifamily, Retail, Office, Restaurants, Hotels, Vehicle Sales, and Storage.

# Utilities



 **Water:** 12-inch ACP line along the property on the west. A 48-inch CSCP line runs through the property.

 **Wastewater:** 10-inch PVC

 **Gas:** 2-inch gas line.

 **Storm Water:** 60-inch line

# Public Notification

34 Notices mailed inside 200' buffer  
1 Notices mailed outside 200' buffer

## Notification Area

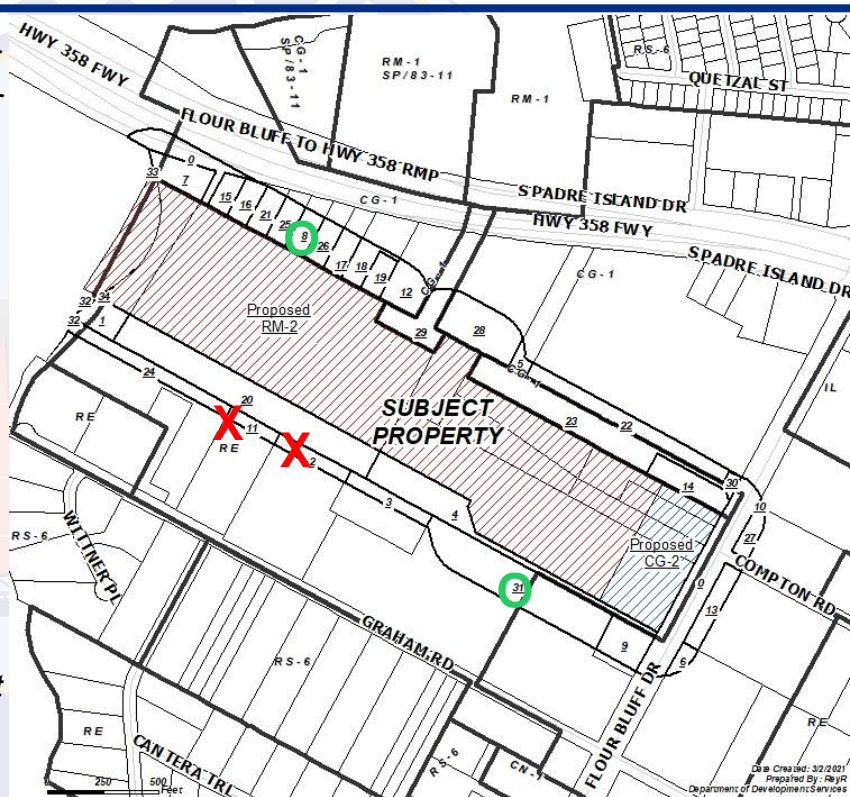
Opposed: 2 (2.44%)  
Separate Opposed Owners: 2



In Favor: 2 (12.14 %)



Notified property owner's land in square feet  
/ Total square footage of all property in the  
notification area =  
Percentage of public opposition



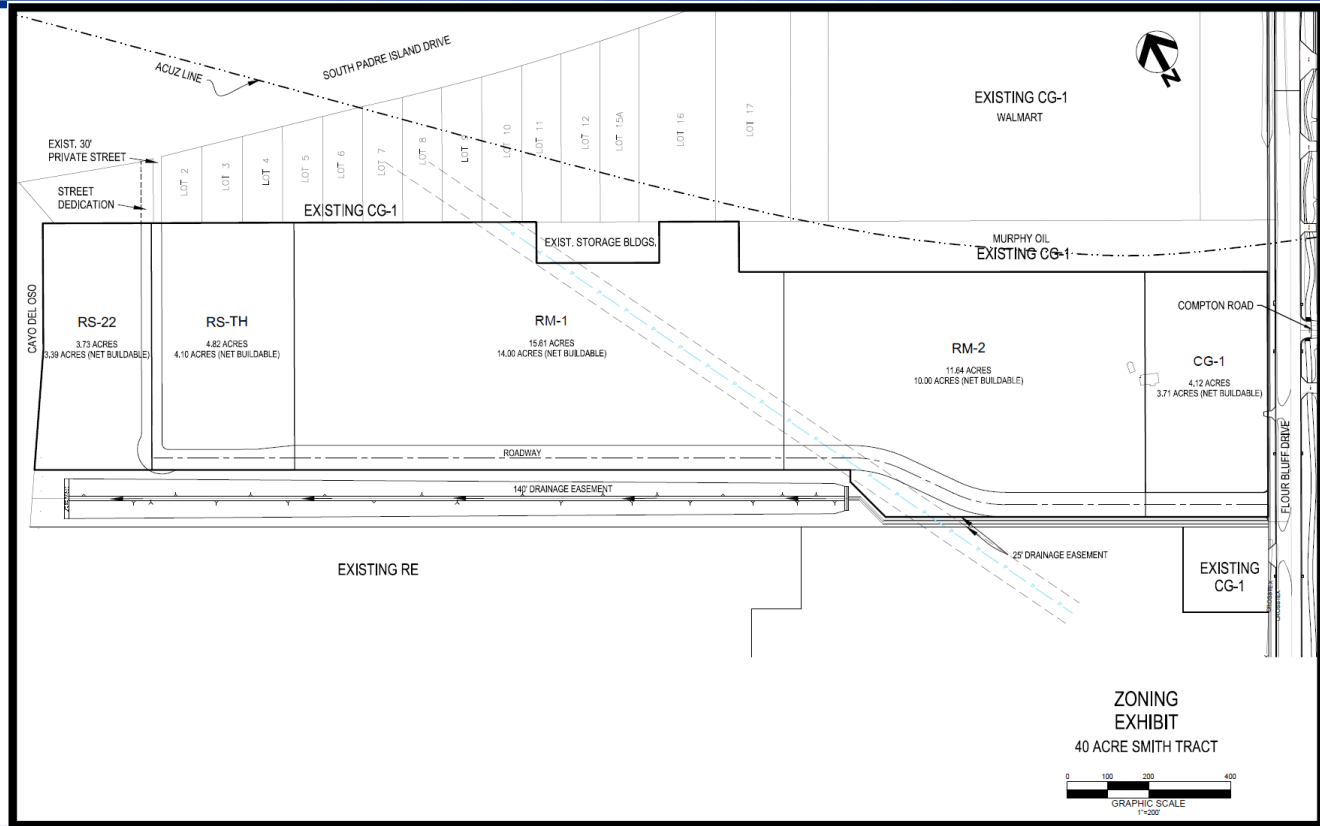
# Staff Recommendation

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## **Denial** of the change of zoning

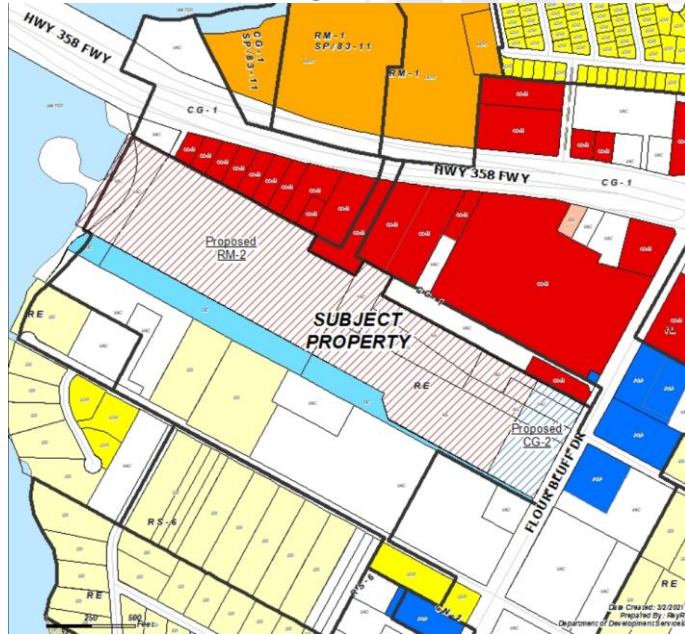
- Inconsistent with the Future Land Use Map, Flour Bluff ADP, and Plan CC
- Proximity to AICUZ.

# Alternative Proposal



# Land Use

## Existing Land Use



## Future Land Use

