

STAFF REPORT

Case No. 0621-02

INFOR No. 21ZN1019

Planning Commission Hearing Date: June 9, 2021

Applicant & Legal Description	Owner: Glenn Lyons Applicant: Glenn Lyons Location Address: 5839 Williams Drive Legal Description: Lots 20 and 21, Block 4, Gulfway Airline Park Unit 1, located at the southeast corner of the intersection of Williams Drive and Braeswood Drive, and east of South Staples Street.			
Zoning Request	From: "RS-6" Single-Family 6 District To: "ON" Neighborhood Office District Area: 0.46 acres Purpose of Request: To allow for the construction of a small multi-tenant office building.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RS-6" Single-Family 6 District	Vacant	Commercial
	North	"CG-2" General Commercial District	Vacant and Commercial	Commercial and High Density Residential
	South	"ON" Neighborhood Office District	Professional Office and Medium Density Residential	Commercial and High Density Residential
	East	"RS-6" Single-Family 6 District and "CG-2" General Commercial District	Low Density Residential	Medium Density Residential
	West	"RS-6" Single-Family 6 District	Public / Semi-Public and Medium Density Residential	High Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a commercial use. The proposed rezoning to the "ON" Neighborhood Office District is consistent with the adopted Comprehensive Plan (Plan CC). City Council District: 3 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 120 feet of street frontage Williams Drive which is designated as a “C3” Primary Collector Street and approximately 160 feet of street frontage Braeswood Drive which is designated as a “Local / Residential” Street. According to the Urban Transportation Plan, “C3” Primary Collector Streets can convey a capacity between 4,000 and 8,500 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Williams Drive	“C3” Primary Collector	75’ ROW 50’ paved	100’ ROW 50’ paved	9,216 ADT (2015)
	Braeswood Drive	Local / Residential	50’ ROW 28’ paved	80’ ROW 54’ paved	Not Available

Staff Summary:

Development Plan: The subject property is 0.46 acres in size. The applicant is proposing a small multi-tenant office building.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single-Family 6 District, consists of vacant land, and has remained since annexation in 1954. To the north across Williams Drive are properties rezoned in 2014 to the “CG-2” General Commercial District and currently consists of two hotels. To the south are office buildings zoned “ON” Neighborhood Office District and a large apartment complex zoned “CG-2” General Commercial District. To the east is a single-family residential subdivision (Gulfway Airline Park Unit 1; 1954) zoned “RS-6” Single-Family 6 District. To the west, across Braeswood Drive, is an office building zoned “RS-6” Single-Family 6 District and a large apartment complex zoned “CG-2” General Commercial 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 platted.

Utilities:

Water: 8-inch C900 line located along Braeswood Drive.

Wastewater: 8-inch VCP line located along Braeswood Drive.

Gas: 6-inch Service Line located along Williams Drive.

Storm Water: Road inlets located along Williams Drive.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a commercial use. The proposed rezoning to the “ON” Neighborhood Office District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- 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).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Attract diverse, new, commercial development to vacant, non-residential, infill parcels. (Southside ADP Policy Statement 5).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- Adjacent properties consist of lots rezoned in 2002 to the “ON” Neighborhood Office District.
- If the “ON” Neighborhood Office District is a transitional district and limits the size of retail and restaurant uses. Additionally, the “ON” Neighborhood Office does not allow bars, pubs, taverns, or nightclubs.

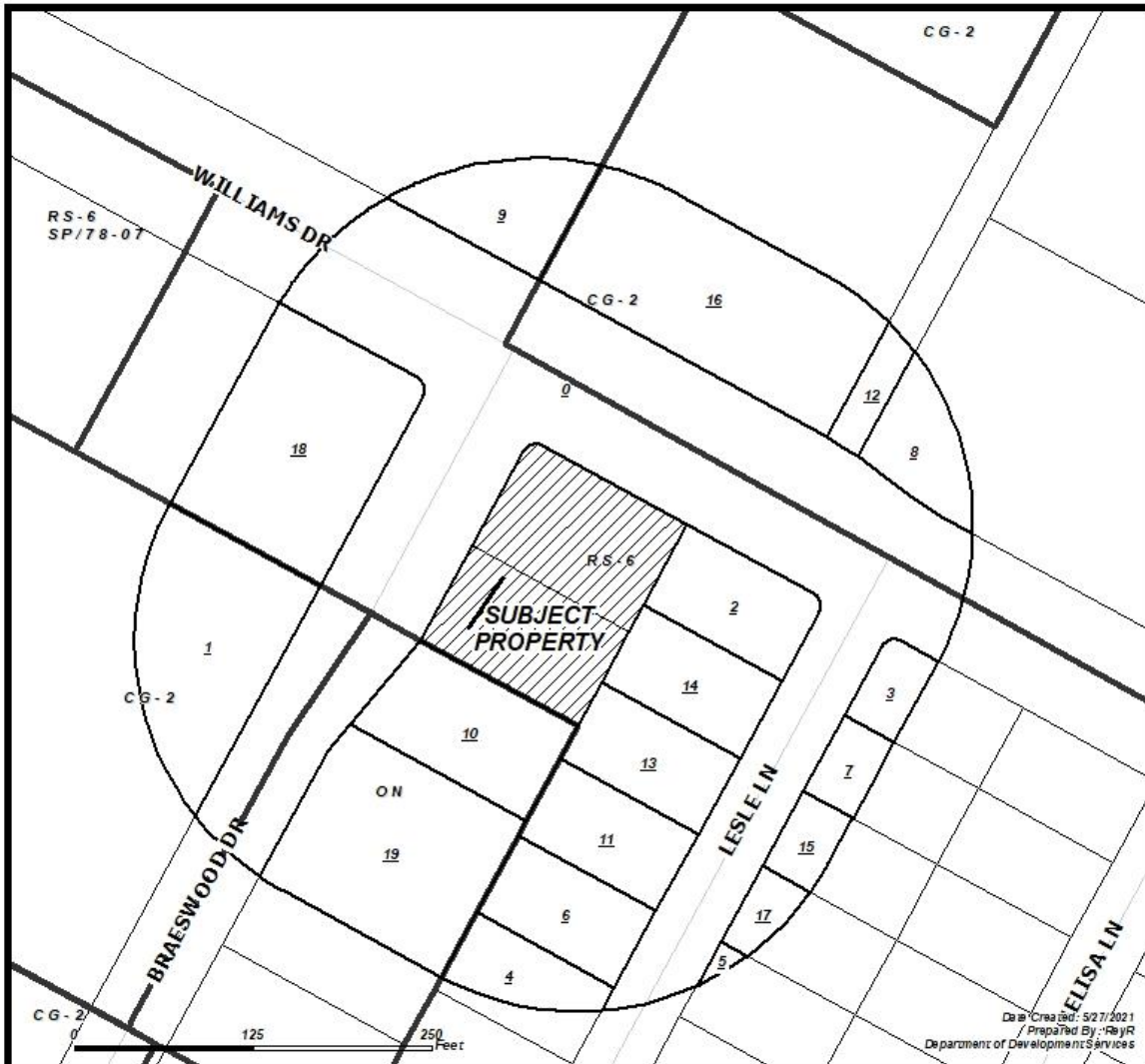
Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “ON” Neighborhood Office District.

Public Notification	Number of Notices Mailed – 19 within 200-foot notification area. 1 outside notification area	
	<u>As of June 4, 2021:</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.	
	*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition	

Attachments:

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



CASE: 0621-02
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
CJ Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RM-H 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
 Owners within 200' listed on attached ownership table

