



## **AGENDA MEMORANDUM**

Public Hearing & First Reading Ordinance for the City Council Meeting 09/21/21  
Second Reading Ordinance for the City Council Meeting 10/12/21

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**DATE:** August 5, 2021

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, AIA, Director  
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<b>Rezoning a property at or near 4121 Waldron Road</b>
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**CAPTION:**

Zoning Case No. 0821-01, Jeffery C. Lundquist: (District 4) Ordinance rezoning a property at or near 4121 Waldron Road from the "FR" Farm Rural District to the "RE" Estate Residential District.

**SUMMARY:**

The purpose of the rezoning request is to allow for the construction of a single-family home.

**BACKGROUND AND FINDINGS:**

The subject property is 1.11 acres in size. The subject property is currently zoned "FR" Farm Rural District, consists of vacant land, and has remained since 1983. To the north are properties zoned "FR" Farm Rural District, "RMH" Manufacture House District, and "RS-6" Single-Family 6 District and consist of single-family homes. To the south are properties zoned "FR" Farm Rural District and "RE" Estate Residential District. To the east is a large tract property zoned "FR" Farm Rural District. To the west, across Waldron Road, are large tract single-family properties zoned "FR" Farm Rural District and "RE" Estate Residential District.

***Conformity to City Policy***

The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a low-density residential use. 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 the adjacent properties. Adjacent properties of similar character were rezoned to the "RE" District in 2008 and 2010.

***Public Input Process***

Number of Notices Mailed  
5 within 200-foot notification area  
1 outside notification area

As of August 17, 2021:

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 200-foot notification area\* is 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

### **ALTERNATIVES:**

1. Denial of the zoning to the "FR" Farm Rural District to the "RE" Estate Residential District.

### **FISCAL IMPACT:**

There is no fiscal impact associated with this item.

### **RECOMMENDATION:**

Planning Commission recommended approval of the zoning to the "FR" Farm Rural District to the "RE" Estate Residential District on August 4, 2021.

#### *Vote Count:*

For: 6

Opposed: 0

Absent: 3

Abstained: 0

Staff recommends approval of the zoning request.

### **LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report