

**ZONING AMENDMENT STAFF REPORT****Date: June 17, 2004****NAME**

Reginald Howard

**LOCATION**

East side of Union Avenue, 370'± North of Haas Avenue.

**CITY COUNCIL  
DISTRICT**

District 1

**PRESENT ZONING**

B-2, Neighborhood Business

**PROPOSED ZONING**

R-1, Single-Family Residential

**AREA OF PROPERTY**

.2± Acres

**CONTEMPLATED USE**

Single-Family Residence

**It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.**

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**ENGINEERING  
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING  
COMMENTS**

All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards

**URBAN FORESTRY  
COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 60" Love Oak on the West side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

**REMARKS**

The applicant is requesting rezoning from B-2, Neighborhood Business to R-1, Single-Family Residential to construct a single-family residence; and Subdivision approval to create a legal lot of record.

The site is illustrated as residential on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use component allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

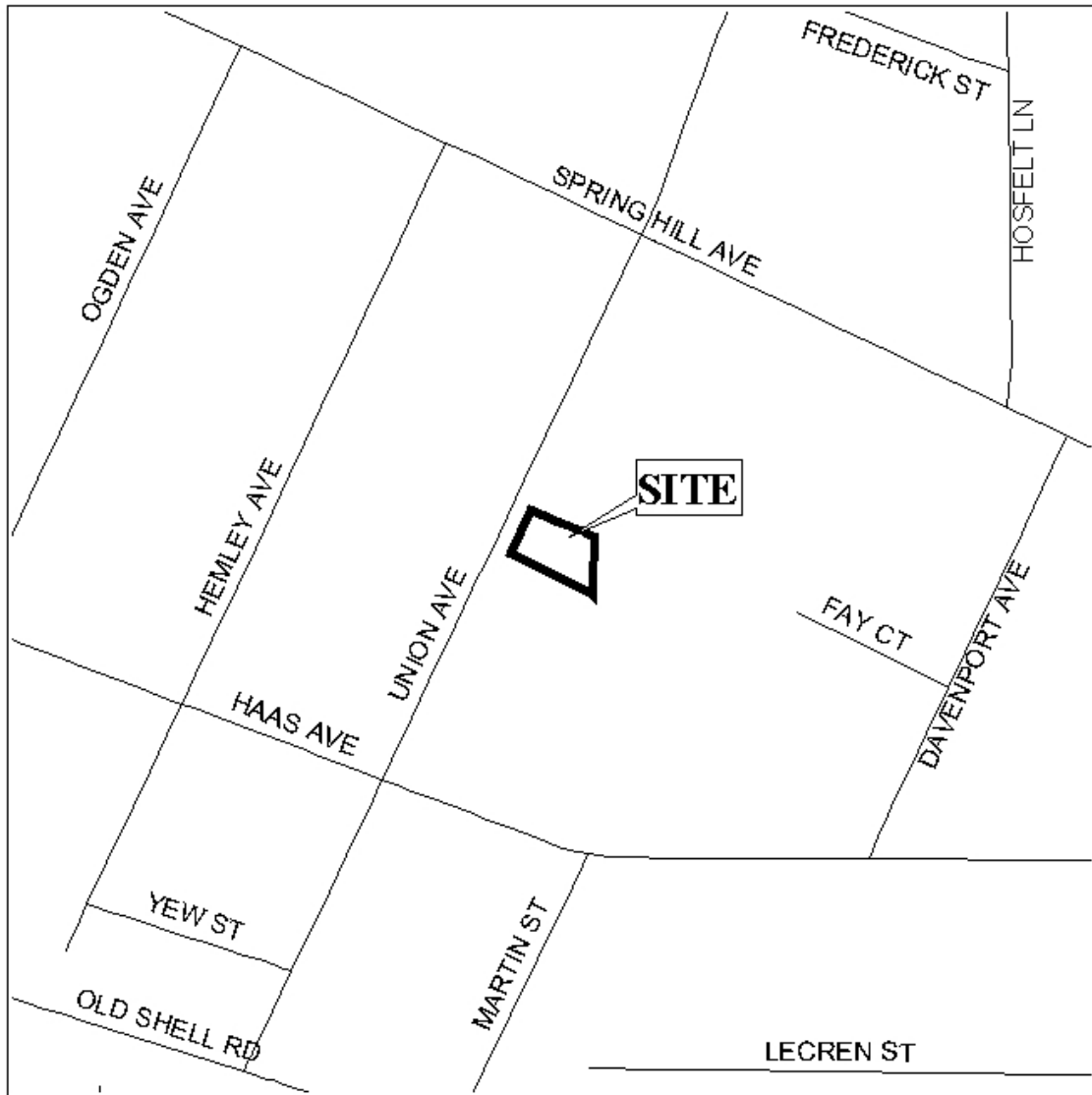
As illustrated on the Vicinity Map, this portion of Union Avenue is zoned B-2; however the lots are developed residentially. Moreover, as outlined above, the General Land Use plan proposes this area for residential development. Although this application would only rezone a small parcel of property in the middle of an existing commercial district, the rezoning of this site would be compatible with the existing development. Furthermore, the Commission may request a future rezoning study of the area.

The proposed subdivision consists of a legal lot of record and the northern 20-feet of an existing lot; the balance of the lot is not included. Therefore, both the rezoning and subdivision applications should be heldover to allow the balance of the partial lot to be included in the application. The rezoning should be heldover to ensure that the new zoning district corresponds with any new lot line.

**RECOMMENDATION**

**Rezoning and Subdivision:** Based upon the preceding, these applications are recommended for holdover to allow the balance of the property to be included in the applications.

## LOCATOR MAP

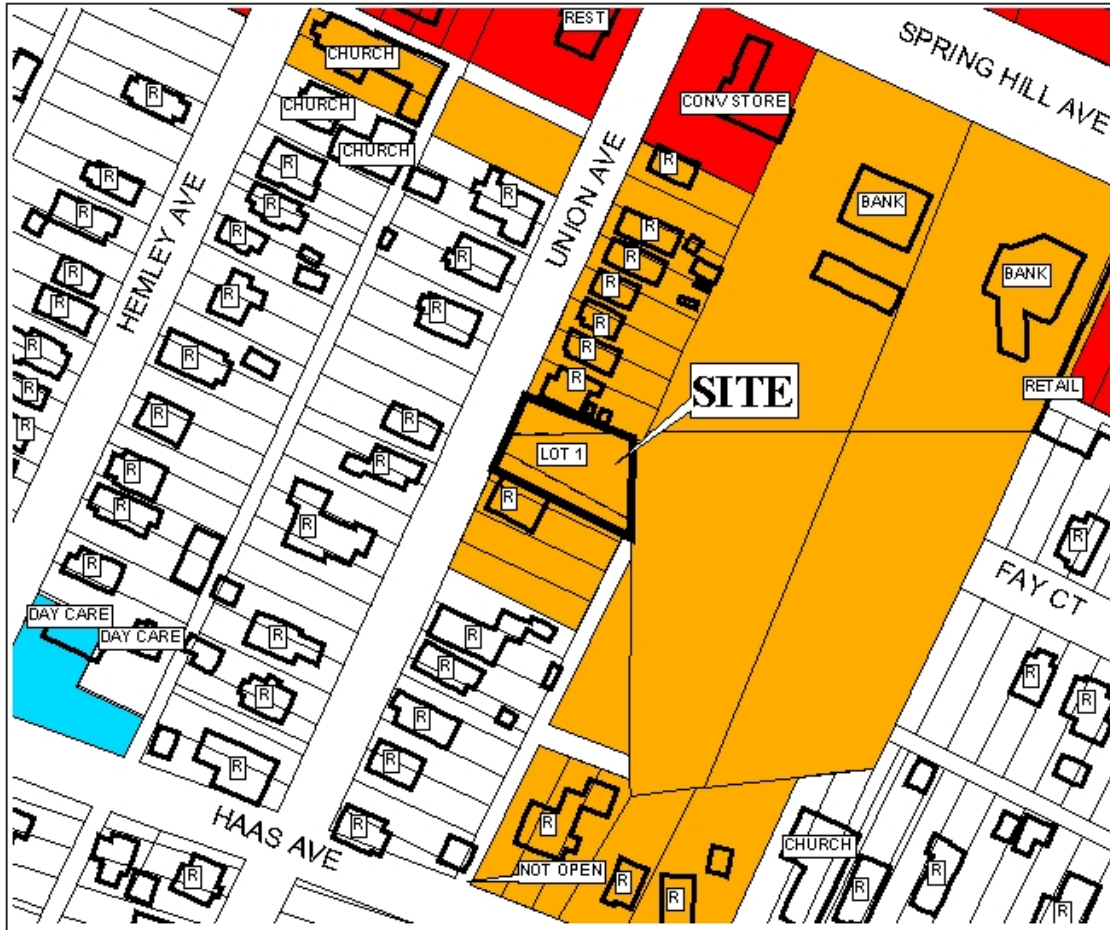


APPLICATION NUMBER 6 & 7 DATE June 17, 2004  
APPLICANT Reginald Howard  
REQUEST Rezoning from B-2 to R-1, Subdivision



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units.  
Commercial sites are located to the north of the site.  
Churches are located to the north and south of the site.

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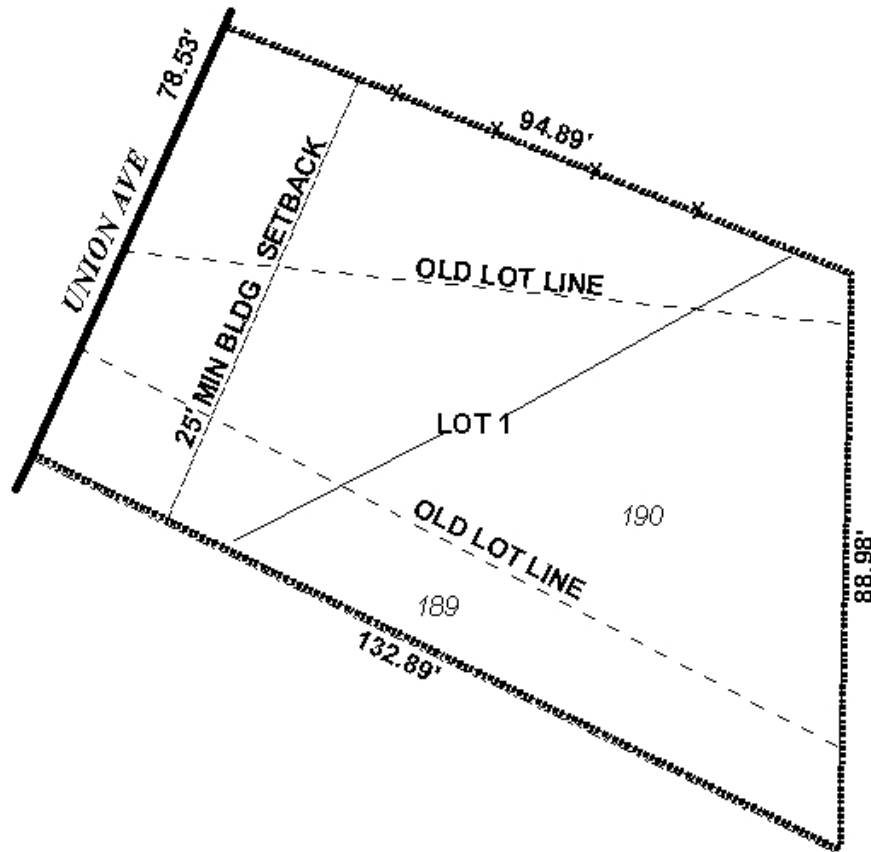
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LEGEND 

R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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## SITE PLAN



The site plan illustrates the existing lot lines and fencing along with the proposed lot configuration and setbacks.

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