Zoning Docket from February 18, 2019 Public Hearing

	DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
Villiam Derek Turner for Bobby A., II and Lisa P. Safrit Vood Duck Way 538070100800 R-12, Single-Family Residential and R-15, Single-Family Residential o R-S, Residential Suburban	21	Approval	Approval 02/27/19	Approval 3/4/19	
Some of the general comments made by Speakers at the Public Hearing on February 18, 2019 were:Petition/LetterSpeakers For: 1) Applicant • For barn and a couple of animalsSome Against: None2) Resident • Lives next to property • In favor of rezoning • Believes farm animals is a great use for the propertyNoneSpeakers Against: 1) Resident • Concerned about raising property by adding additional soil to it • Concerns about floodingAgainst to it					
ANALYSIS: In 1996, 16.9 acres of the proposed property was rezoned from R-12, Single-Family Residential to R- 15, Single-Family Residential with rezoning case CZ-1996-105. Flood Plain and Flood Way are present on the property. No structures can be placed in the Flood Way. There are currently two parcels served by Wood Duck Way and both parcels have the same owner. There is no public transit in this area. SUMMARY: The subject parcel zoned R-12 and R-15, Single-Family Residential, is 20.6 acres of property located on Wood Duck Way approximately 1.4 miles southwest of the intersection of South Suber Road and Brushy Creek Road. The parcel has approximately 880 feet of frontage along Wood Duck Way and 23 feet of road frontage along Hammett Road. The applicant is requesting to rezone the property to R-S, Residential Suburban. The applicant states the proposed land use is to build a barn for storage and possibly farm animals. CONCLUSION: The subject site is surrounded by residential zoning and land uses. The applicant is requesting to rezone to R-S, Residential Suburban for the use of a barn and farm animals. Staff is of the opinion the requested zoning would have minimal impact to abutting properties and is consistent with the surrounding zoning and land uses. Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential					
AV55~inteolioe度)) 」 」 istant some of Cheeu a	 I and Lisa P. Safrit ood Duck Way 38070100800 12, Single-Family Residential d R-15, Single-Family sidential R-S, Residential Suburban me of the general comments m bruary 18, 2019 were: eakers For: Applicant For barn and a couple of at Resident Lives next to property In favor of rezoning Believes farm animals is a generate about raising p Concerned about raising p Concerns about flooding st of meetings with staff: None NALYSIS: 1996, 16.9 acres of the proposed Single-Family Residential with the property. No structures can be about flooding the property. No structures can be about flooding for the proposed for the parcel flooding flooding for the parcel flooding floo	., II and Lisa P. Safrit 21 ., Sond Duck Way 38070100800 12, Single-Family Residential 21 ., Residential Suburban 21 ., Sngle-Family 21 ., Single-Family 21 ., For barn and a couple of animals 21 ., Single-Family 21 ., Believes farm animals is a great use 22 ., Sectiont . . ., Concerned about raising property b . ., Concerns about flooding . ., Single-Family Residential with rezoning . <th>, II and Lisa P. Safrit 21 Approval 38070100800 21 Approval 3807010800 21 Approval 3807010800 21 Approval 3807010800 21 Approval 3807010800 21 Approval 380701080 21 Approval 39071090 Staff Staff 4000 For barn and a couple of animals Resident 1 Lives next to property In favor of rezoning 8 Believes farm animals is a great use for the properee eakers Against: Residenti Concerns about flooding st of meetings with staff: None VALYSIS: 1996, 16.9 acres of the proposed property was rezon 996, 16.9 acres of the proposed property was rezon Single-Family Residential wit</th> <th>, II and Lisa P. Safrit Approval Approval 038070100800 21 Approval Approval 12, Single-Family Residential 21 Approval 02/27/19 isidential R-S, Residential Suburban Improval 02/27/19 ime of the general comments made by Speakers at the Public Heat Public Heat bruary 18, 2019 were: eakers For: Applicant • For barn and a couple of animals Resident • Lives next to property • In favor of rezoning • • Believes farm animals is a great use for the property eakers Against: Resident • Concerned about raising property by adding additional soil to • Concerns about flooding st of meetings with staff: None MUXYSIS: 1996, 16.9 acres of the proposed property was rezoned from R-1 , Single-Family Residential with rezoning case CZ-1996-105. Flood the property. No structures can be placed in the Flood Way. rvee koad. The parcel has approximately 880 feet of fronta; e subject parcel zoned R-12 and R-15, Single-Family Residential, Wood Duck Way approximately 1.4 miles southwest of the inter</th> <th>I and Lisa P. Safrit Approval Approval</th>	, II and Lisa P. Safrit 21 Approval 38070100800 21 Approval 3807010800 21 Approval 3807010800 21 Approval 3807010800 21 Approval 3807010800 21 Approval 380701080 21 Approval 39071090 Staff Staff 4000 For barn and a couple of animals Resident 1 Lives next to property In favor of rezoning 8 Believes farm animals is a great use for the properee eakers Against: Residenti Concerns about flooding st of meetings with staff: None VALYSIS: 1996, 16.9 acres of the proposed property was rezon 996, 16.9 acres of the proposed property was rezon Single-Family Residential wit	, II and Lisa P. Safrit Approval Approval 038070100800 21 Approval Approval 12, Single-Family Residential 21 Approval 02/27/19 isidential R-S, Residential Suburban Improval 02/27/19 ime of the general comments made by Speakers at the Public Heat Public Heat bruary 18, 2019 were: eakers For: Applicant • For barn and a couple of animals Resident • Lives next to property • In favor of rezoning • • Believes farm animals is a great use for the property eakers Against: Resident • Concerned about raising property by adding additional soil to • Concerns about flooding st of meetings with staff: None MUXYSIS: 1996, 16.9 acres of the proposed property was rezoned from R-1 , Single-Family Residential with rezoning case CZ-1996-105. Flood the property. No structures can be placed in the Flood Way. rvee koad. The parcel has approximately 880 feet of fronta; e subject parcel zoned R-12 and R-15, Single-Family Residential, Wood Duck Way approximately 1.4 miles southwest of the inter	I and Lisa P. Safrit Approval Approval