

ITEM# 1.3

**TABLED
REZONING:**

Lot 8, Block 5, Taurus Estates #9 Phase I
R-2 to R-3
Erika Padron

REVIEW DATA

The subject site is located approximately 147' North of Azalea Street along the West side of N. Inspiration Road. – see vicinity map.

SURROUNDING ZONES:

N:	R-2	- Duplex-Fourplex Residential
E:	R-1/AO-I	- Single Family Residential & Agricultural Open Interim
W:	R-1	- Single Family Residential
S:	C-2	- Neighborhood Commercial

EXISTING LAND USES:

N:	Apartments
E:	Single Family Home/Junkyard
W:	Single Family Home
S:	Commercial
Site:	Vacant

FLUM:

Moderate Density Residential (MD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Moderate Density Residential uses reflect townhomes, mobile homes, duplexes; zonings would include R-1T, R-2, and R-4. An R-3 zone requires a High Density Residential Designation. This category includes fourplexes, multi-family, mobile home and RV parks.

Based on the size of the property it would be difficult to comply with the R-3 and Subdivision requirements. Staff mailed out 22 notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write up, staff has not received any comments.

RECOMMENDATION: Staff recommends denial.

Note: This item was considered by P&Z on September 4, 2024 but was tabled to give the applicant the opportunity to provide a site plan of the proposed apartments. The plans attached were submitted as part of the building permit application no other plan has been submitted after the P&Z meeting.