



PLANNING DIVISION SUMMARY REPORT – QUASI-JUDICIAL

Ordinance #: Resolution No. 369-24	
Case #: VAC24-000003	
Address(es): Multiple properties north of Veteran’s Memorial Parkway, west of SW 2 <sup>nd</sup> Court and south of the Defender Canal.	
Staff Planner: Mike Struve	
Staff Recommendation: Approval with conditions	
Hearing Examiner Recommendation: Approval with conditions	

Requested Action	Notes
<input type="checkbox"/> Rezoning/Planned Unit Development	A change in the allowed uses on a property
<input type="checkbox"/> Planned Unit Development Amendment Major	A substantial change to a PUD that does not meet the criteria for an administrative PUD amendment
<input checked="" type="checkbox"/> Vacation of Plat/Easement/Right-of-Way	Vacating public rights-of-way, public easements, or other property in response to applications filed from adjoining property owners

**Rezoning/Planned Unit Development**

CONSIDERATIONS

Is the proposed zoning district consistent with the Comprehensive Plan?  Yes  No

Are the full range of uses allowed in the proposed zoning district compatible with existing uses in the area under consideration?  
 Yes  No

Are the range of uses allowed in the proposed zoning district compatible with existing and potential uses in the area under consideration?  Yes  No

Does the proposed zoning district serve a community need or broader public purpose?  Yes  No

Are the characteristics of the proposed rezone area suitable for the uses permitted in the proposed zoning district?  
 Yes  No

Does a zoning district other than the district requested create fewer potential adverse impacts to existing uses in the surrounding area?  
 Yes  No

**Planned Unit Development Amendment**

CONSIDERATIONS

The proposed amendment is consistent with the efficient development and preservation of the entire PUD.  Yes  No

The proposed amendment does not affect in a substantially adverse manner either the enjoyment of the land abutting upon, adjoining or across a street from the planned unit development.  Yes  No

The proposed amendment is not granted solely to confer a special benefit upon any person.  Yes  No

The proposed amendment does not contain proposed uses that detract from other uses approved in the PUD.  Yes  No

The proposed amendment does not contain an open space plan that differs substantially in quantity or quality from the originally approved plan.  Yes  No

The proposed amendment contains streets and utilities that are coordinated with planned and existing street and utilities for the remainder of the PUD.  Yes  No

**Vacation of Plat/Easement/Right-of-Way**

CONSIDERATIONS

Is the proposed request consistent with the Comprehensive Plan?     Yes     No

Does the Petitioner have color of title to the tract or parcel of land covered by the plat or portion of the plat of which vacation is sought?  
 Yes     No

Have public utility providers provide letters of consent to the vacation?  Yes     No

Are the plat, easements, or rights-of-way are required by the City for any future transportation, access, water management, or public utility purposes?     Yes     No

Are any required easements necessary to accommodate the vacation of any plat, easement, or right-of-way?     Yes     No

Are alternate routes required or available that do not cause adverse impacts to surrounding areas?     Yes     No (Not required)

Does the closure of a right-of-way negatively affect areas utilized for vehicles to turn around and exit an area?     Yes     No

**Surrounding Future Land Use and Zoning Designations (if applicable):**

Future Land Use	Zoning
North: Single Family Residential and Commercial/Professional	North: Single Family Residential (R-1)
South: Single Family Residential	South: Single Family Residential (R-1)
East: Commercial/Professional	East: Commercial (C)
West: Single Family Residential	West: Single Family Residential (R-1)

**Existing Maximum Density/Intensity (if applicable):** Maximum FAR = 1.0

**Proposed Maximum Density/Intensity (if applicable):** Not applicable.

**Service Impacts (Not applicable):** Not applicable, the vacation does not approve development on the affected site.

Public Schools	
Potable Water	
Wastewater	
Irrigation	
Stormwater	
Police	
Fire	
Emergency Medical Services	
Parks	
Traffic & Transportation	
Solid Waste & Recycling	
Other	

Aerial Map (if applicable):

