

# Doing Things!

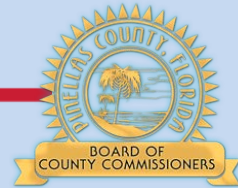
**Case # Z-05-03-19**

**Board of County Commissioners**

**April 23, 2019**



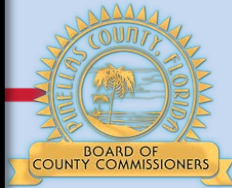
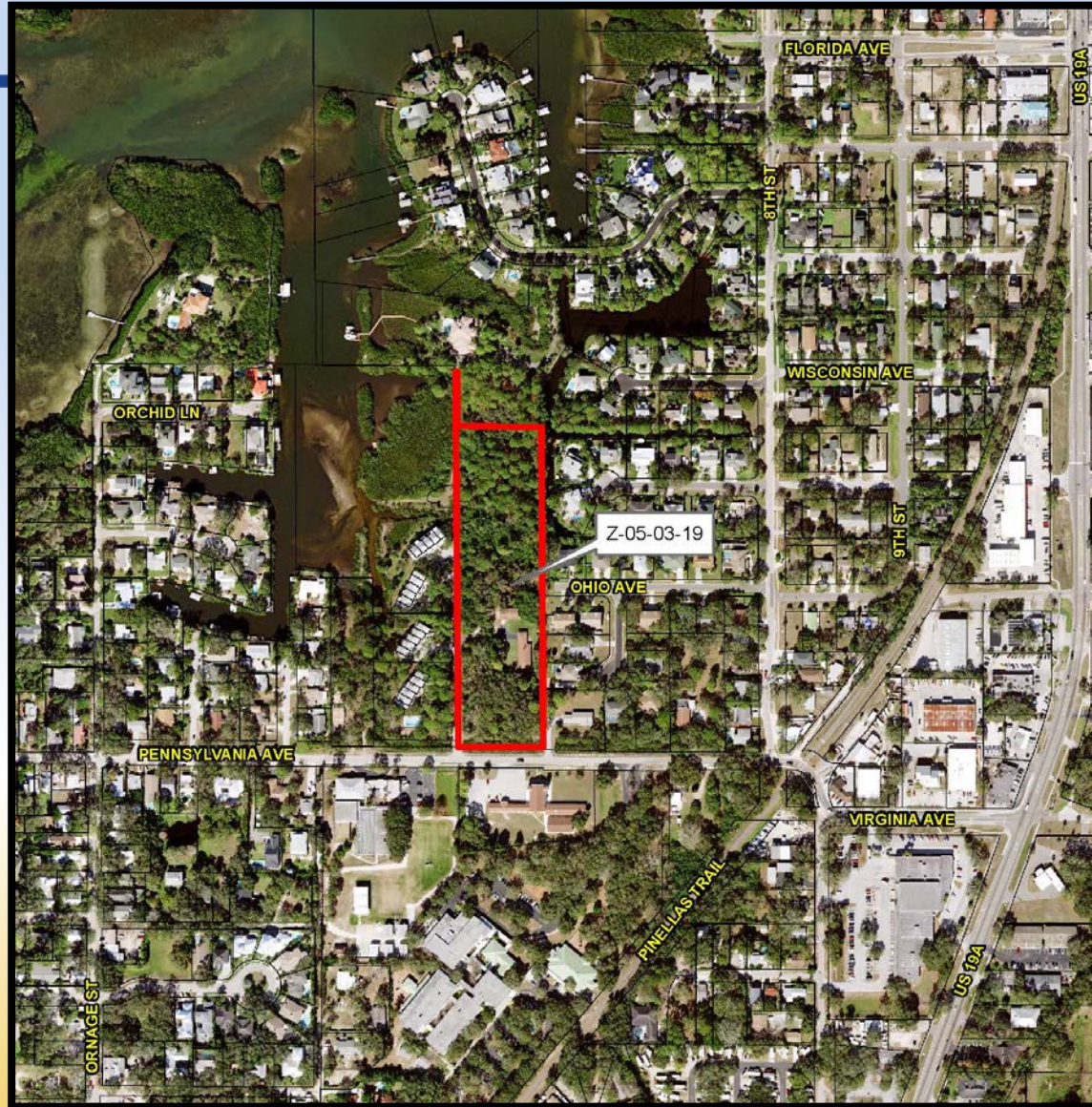
# Request



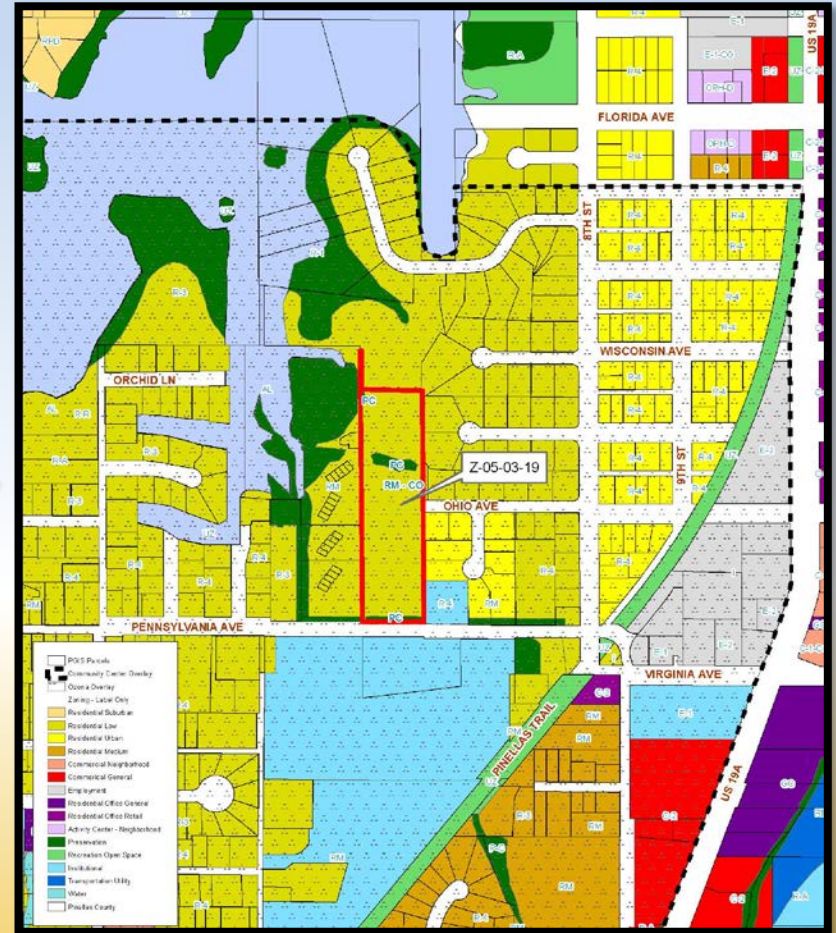
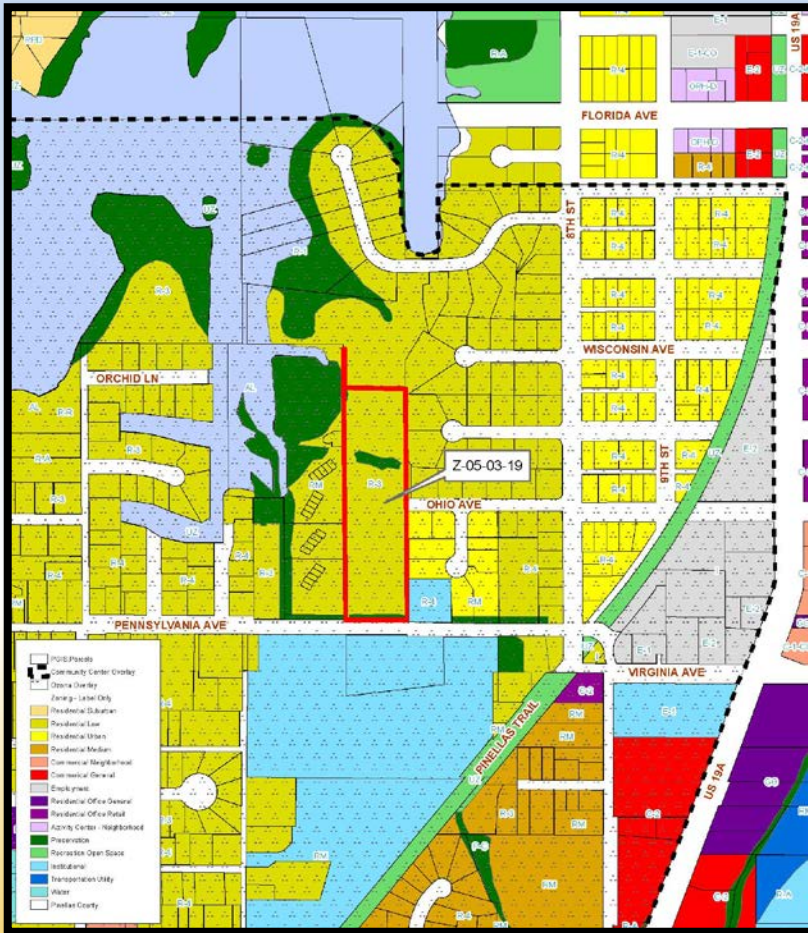
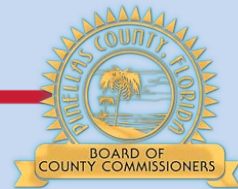
- Subject Area
  - Approximately 5.4 acres
  - 600 Pennsylvania Avenue in Ozona
- Future Land Use
  - Residential Low (RL) & Preservation (P) – no change
- Zoning Atlas Amendment
  - From: R-3, Single Family Residential
  - To: RM-CO, Multi-Family Residential-Conditional Overlay (5.1 acres)  
PC, Preservation/Conservation (0.32 acres)
- Existing Use: Two single family homes
- Proposed Use: 26 unit single-family attached (townhomes)

# Location

Surrounding property owners within 550 feet were notified by mail.

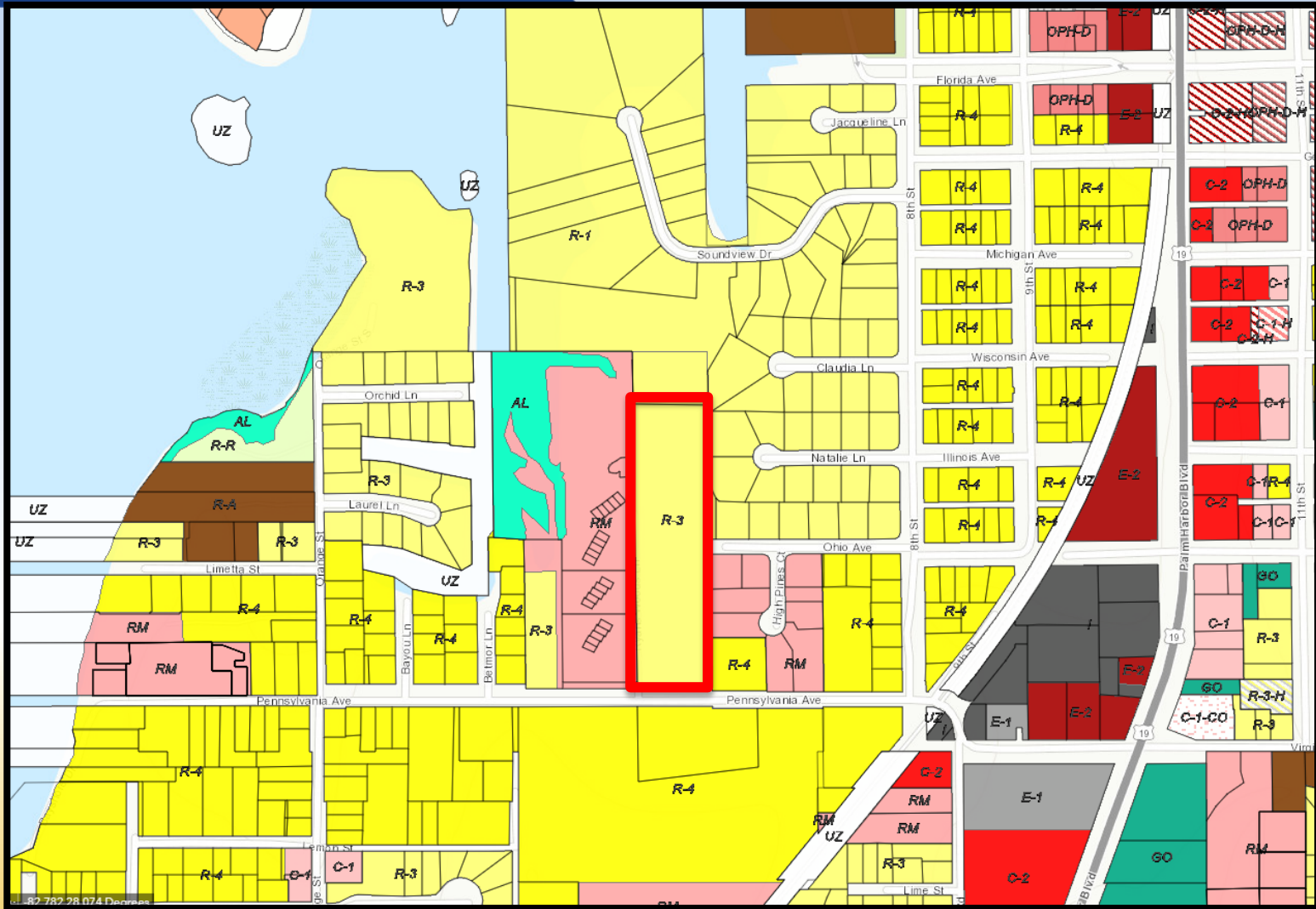
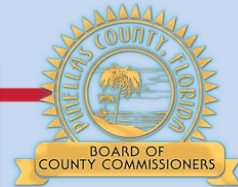


# Zoning/FLU



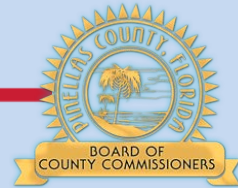
*Our Vision: To Be the Standard for Public Service in America*

# Zoning/FLU



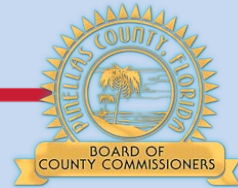
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# Site Photos



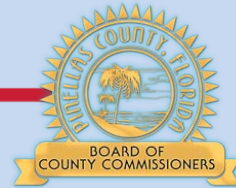
**Looking north at subject site from Pennsylvania Avenue**

# Site Photos



Looking south across Pennsylvania Avenue at church and elementary school

# Site Photos



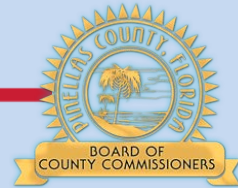
**View of Ryan's Woods townhomes to the west**



**View to north of shared access with Ryan's Woods development**



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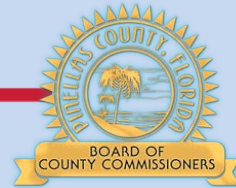


Looking west along Ohio Avenue at site



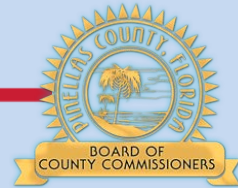
Looking east along Ohio Avenue.  
Mix of single-family and duplex  
development

# Additional Information



- No change in allowable density – 5.0 units per acre
  - 26 units maximum allowed
  - RM will allow for lot size flexibility for the proposed development
- Proposed Conditional Overlay
  - Limits the development to single-family attached (townhomes) only
- Ozona Community Overlay District
  - The proposed development type is consistent with the development characteristics of the Ozona community

# Staff Recommendation



- Proposed amendments are appropriate
  - RM-CO zoning is appropriate for the upland areas
  - PC zoning is appropriate for the wetland areas
  - Adequate capacities are available for infrastructure impacts
  - Proposed use is compatible with surrounding uses
  - Consistent with the Comprehensive Plan
- Staff recommends approval of the Zoning Amendments
- Local Planning Agency – Recommended Approval, 4-2 vote