

ZONING REPORT

Case No.: 0612-02

HTE No. 12-10000017

Planning Commission Hearing Date: June 20, 2012

Applicant & Legal Description	<p>Applicant: Calallen GP, LLC Representative: Mark Johnson, Bury + Partners-SA, Inc. Owners: Lois Lowman, Connie Diane Brown Polk Laing, Herman Bruce Lowman, NRIP, LLC, and Cloudcroft Land Ventures, Inc. Legal Description/Location: Being a 36.896-acre tract of land out of Lot 4, Block 2, Nueces River Irrigation Park, located on the southeast corner of Northwest Blvd. (FM 624) and FM 1889.</p>				
Zoning Request	<p>From: "FR" Farm Rural District To: "CG-2" General Commercial District Area: 36.896 acres Purpose of Request: For the development of grocery and retail center, as well as a possible apartment complex.</p>				
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use	
	Site	"FR" Farm Rural	Agricultural	Commercial & Medium Density Residential	
	North	"CG-2" General Commercial	Vacant & Commercial	Commercial	
	South	Outside City Limits	Estate Residential	Low Density Residential	
	East	"FR" Farm Rural	Agricultural	Commercial & Medium Density Residential	
	West	"CG-2" General Commercial & "CN-1" Neighborhood Commercial	Agricultural & Commercial	Commercial	
ADP, Map & Violations	<p>Area Development Plan: The subject property is located in the Northwest Area Development Plan (ADP) and is planned for commercial and medium density residential uses. The proposed change in zoning to the "CG-2" General Commercial District is partially consistent with the adopted Future Land Use Plan. Map No.: 068050 & 068051 Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property has approximately 1,000 feet of frontage along Northwest Blvd. (FM 624), which is an existing A3 Primary Arterial as indicated in the Urban Transportation Plan, and 1,500 feet of frontage on FM 1889, which is a proposed A2 Secondary Arterial.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Northwest Blvd. (FM 624)	"A3" Primary Arterial	130' ROW, 79' paved width	150' ROW, 65' paved width	Year 2010 28,961 ADT (West of US 77) 10,652 ADT (West of FM 1889)
	FM 1889	"A2" Secondary Arterial	100' ROW, 54' paved width	100' ROW, 40' paved width	Year 2011 4,551 ADT (South of FM 624)

Staff Summary:

Requested Zoning: The applicant has requested a change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District on approximately 37 acres of land, located at the southeast corner of Northwest Blvd. and FM 1889. This zoning change has been initiated to allow for the development of a commercial center.

Applicant’s Development Plan: The applicant proposes to subdivide the property into eight commercial lots ranging from one to twelve acres each. During the first development phase, a 64,000-square-foot grocery store located in one building and approximately 64,000 square feet of general retail space located in four other buildings would be constructed on 22 of the 37 acres. There is no development plan for the remaining acreage at this time, but it is projected for possible medium-density residential uses.

Existing Land Uses: The subject property is currently used for agricultural purposes. To the north of the subject property is Northwest Blvd., where there is vacant and commercial land zoned “CG-2” General Commercial. Located to the east of the subject property is a large vacant/agricultural lot zoned “FR” Farm Rural. The property immediately to the south of the subject property is outside city limits and is developed with one-acre residential estates. Located to the west and across FM 1889 is vacant land, a credit union, and gas station among other commercial uses.

Comprehensive Plan & Area Development Plan (ADP) Consistency:

The Comprehensive Plan and the Northwest Area Development Plan (ADP) slate the subject property for approximately 11 acres of commercial uses and 26 acres of medium density residential uses. The proposed change of zoning to the “CG-2” General Commercial District on the 37 acres would not be consistent with the Future Land Use Plan. However, the proposed rezoning is consistent with Land Use Policy Statement B.1.d from the Northwest ADP, which states that the most appropriate locations for small-scale commercial development is at intersections of arterial roadways (this pattern being described as “nodal commercial development”). Strip commercial development is discouraged from occurring along arterial roadways. Additionally, the Comprehensive Plan generally calls for the buffering of low density residential uses from higher intensity uses.

Plat Status: The subject property is not platted.

Department Comments:

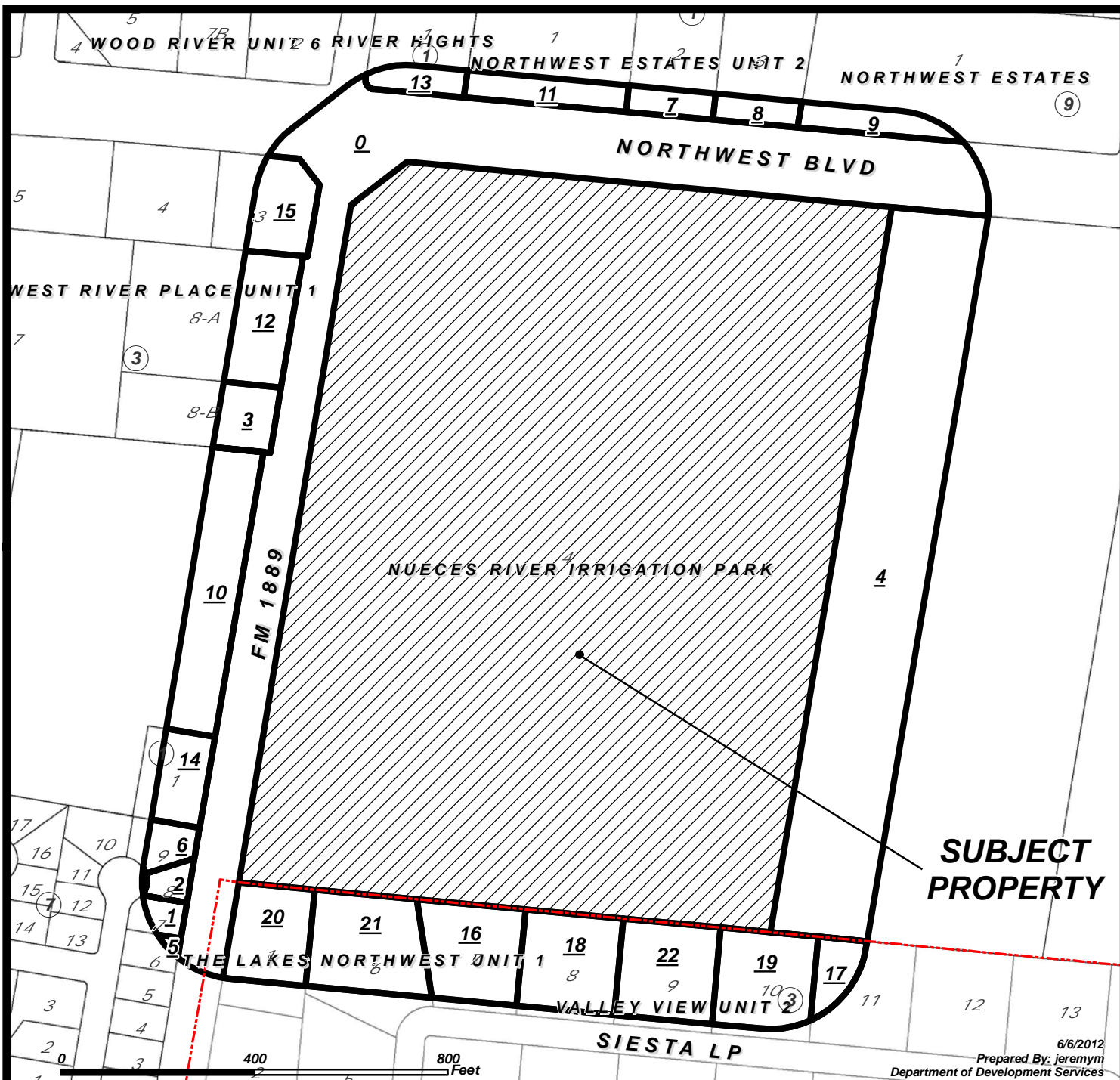
- The applicant’s request of the “CG-2” District on 37 acres does not afford much protection to the adjacent single-family neighborhood from some of the more offensive uses allowed in the “CG-2” District, such as bars, restaurants greater than 2,500 square feet, self-storage facilities, and truck stops with overnight accommodations.
- After discussing a modified zoning change request with the applicant, Staff recommends the “CN-1” Neighborhood Commercial District along a portion of FM 1889 and around the retention pond as a transition between the General Commercial area along Northwest Blvd. and the single-family neighborhood to the south. (Attachment 3). The applicant is in agreement with the modified request and will prepare a revised metes and bounds survey depicting the proposed zoning boundaries.
- Incorporating the “CN-1” Neighborhood Commercial District as a transition between General Commercial and single-family zoning districts would be consistent with the zoning patterns across FM 1889 and in the Northwest Area.

Planning Commission & Staff Recommendation (June 20, 2012):

Denial of the applicant's request for "CG-2" General Commercial District on 36.896 acres and, in lieu thereof, approval of the "CG-2" General Commercial District on Tract 1 (29.243 acres) and the "CN-1" Neighborhood Commercial District on Tract 2 (7.653 acres) (Attachment 3).

Public Notifi cation	Number of Notices Mailed – 15 within 200' notification area; 1 outside notification area
	<u>As of July 10, 2012:</u>
	In Favor – 2 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
For 0.0% in opposition.	

- Attachments:
- 1. Site Map – Existing Zoning, Notice Area, & Ownership Map
 - 2. Site Plan
 - 3. Planning Commission and Staff Recommendation

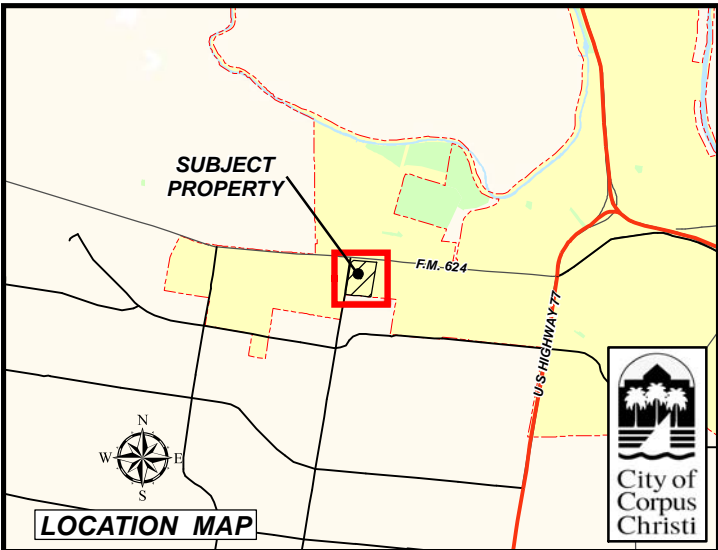


6/6/2012
Prepared By: jeremym
Department of Development Services

CASE: 0612-02
2. SITE - EXISTING ZONING,
NOTICE AREA & OWNERSHIP

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

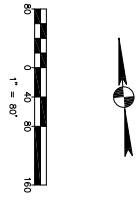
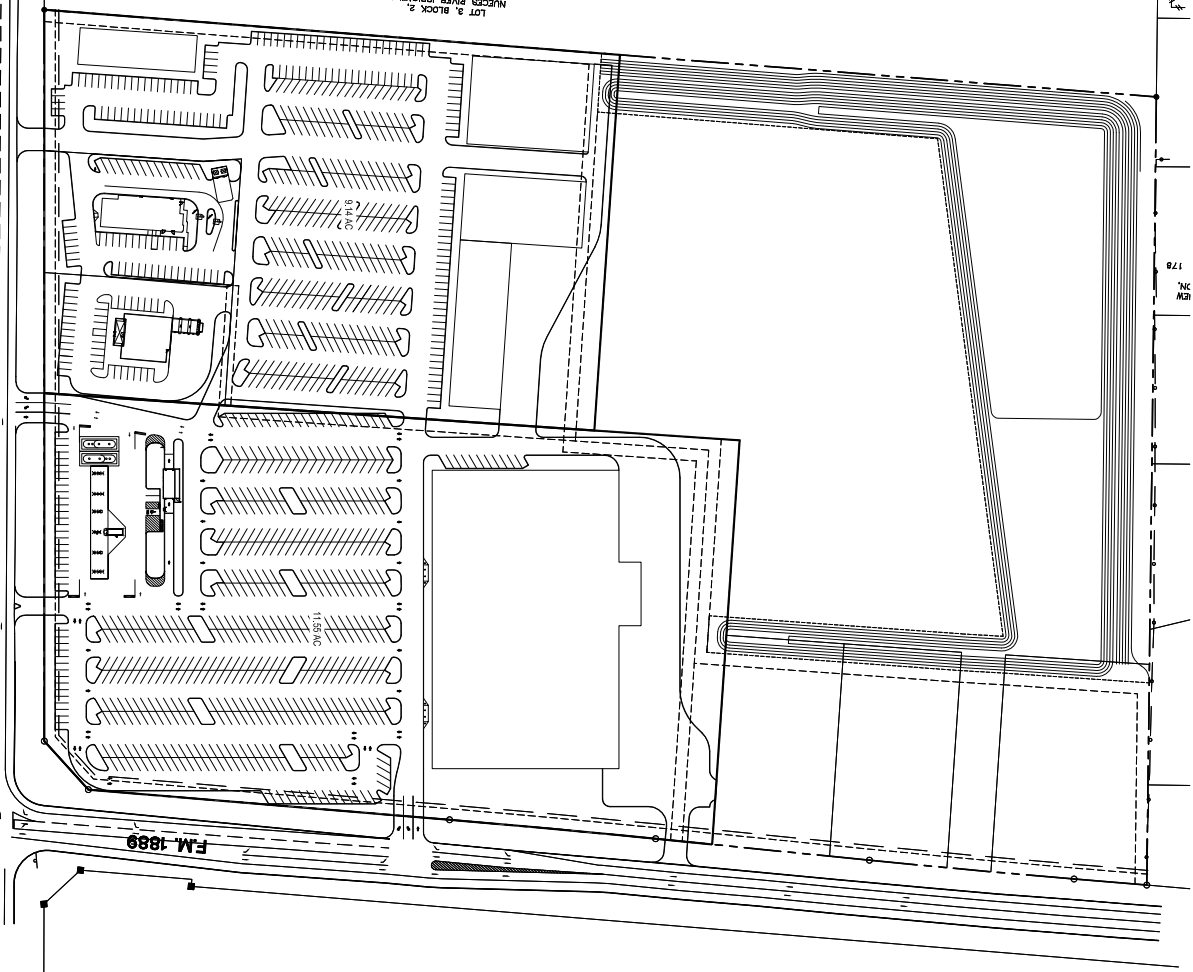
- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition



NORTHWEST BOULEVARD (FM 624)

FM 1889

LOT 2, BLOCK 2
 MURPHY PARK SUBDIVISION
 VOL. 4, PG. 94
 MICHAEL J. CLIFFORD
 ET UX
 VOL. 2201, PG. 846



DATE	NO.	REVISION	APPROVAL

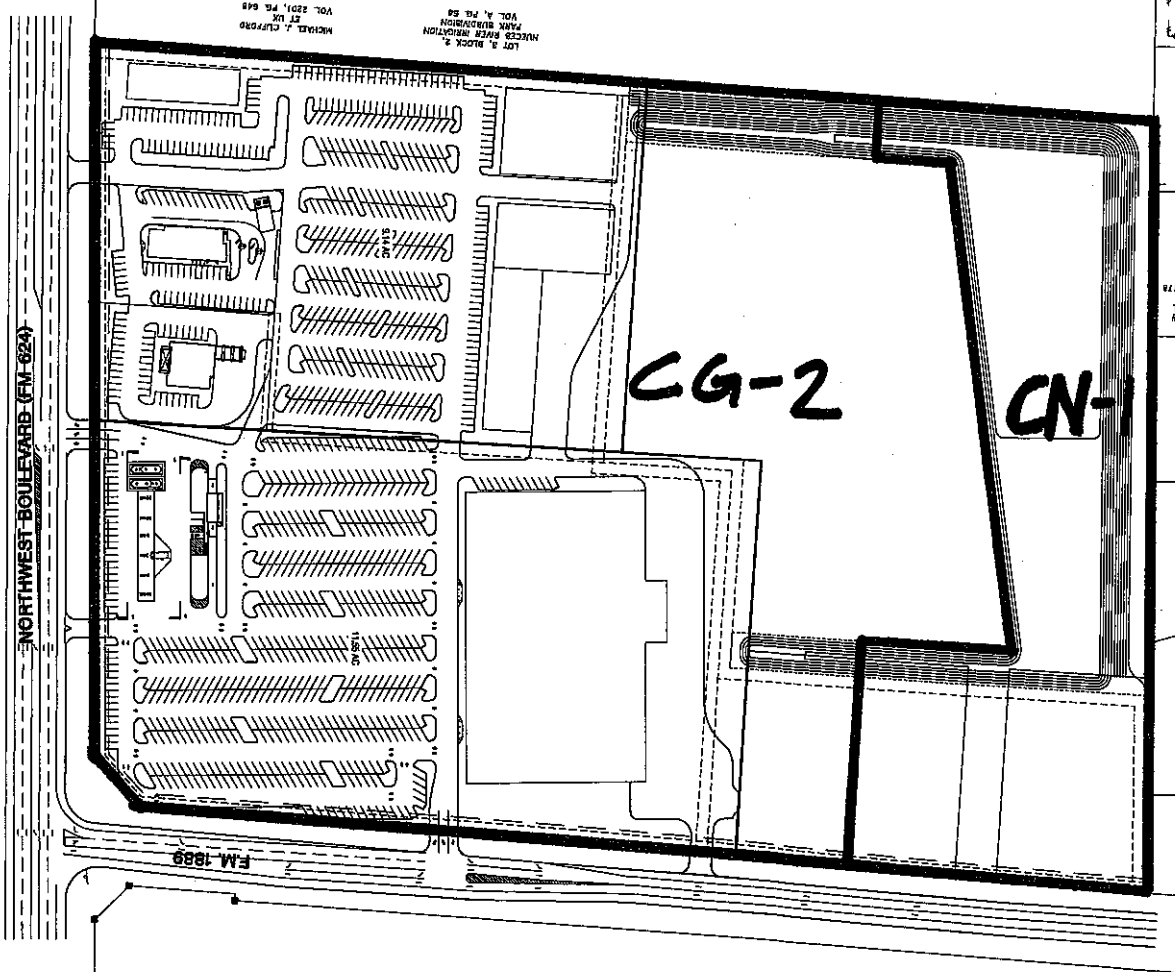
EX-1
 SHEET
 PLOTTING SCALE: 1" = 80'
 DATE REVISED: June 13, 2012
 FILE: g:\101165\50002\exhibits\exh01.dwg
 DRAWN BY: AL
 DESIGNED BY: MRJ
 REVIEWED BY: MRJ
 PROJECT NO.: R0101165-50002

**CALLEN COMMERCIAL
 NEIGHBORHOOD DEVELOPMENT**
FM 624 AND FM 1889

**PRELIMINARY SITE EXHIBIT
 37 ACRES**

FOR INTERNAL REVIEW
 AND FOR PERMITTING
 PURPOSES ONLY
 WRESTON, VA
 TX. REG. 106180

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 9025 Jones Road, Suite 100
 New Orleans, LA 70118
 Tel. (504) 835-0000 Fax (504) 835-0009
 TREC Registration Number P-1044
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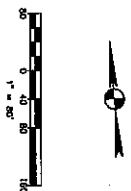


LOT 2, BLOCK 2,
 NECCS PARK RESERVATION
 VOL. 4, PG. 54
 MICHAEL J. CLIFORD
 ET AL
 VOL. 2201, PG. 643

NORTHWEST BOULEVARD (FM 624)

FM 1889

STAFF RECOMMENDATION



DATE	NO.	REVISION	APPROVAL

EX-1
 SHEET
 PLOTTING SCALE: 1" = 80'
 DATE REVISED: April 13, 2012
 FILE: G:\101185\0002\120412\120412.dwg
 DRAWN BY: AL
 DESIGNED BY: MRJ
 REVIEWED BY: MRJ
 PROJECT NO.: R010185-30002

**CALLEN COMMERCIAL
 NEIGHBORHOOD DEVELOPMENT**
 FM 624 AND FM 1889

**PRELIMINARY SITE EXHIBIT
 37 ACRES**

FOR MORE INFORMATION
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