

# STAFF REPORT

Case No. 0719-05  
 INFOR No. 19ZN1015

**Planning Commission Hearing Date:** July 24, 2019

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Mostaghasi Investment Trust  <b>Applicant:</b> Mostaghasi Investment Trust  <b>Location Address:</b> Northwest Blvd &amp; CR 69  <b>Legal Description:</b> CR 69 and Northwest Blvd and described as 6.348 acres out of 8.905 acre-tract of land a portion of Annex No. 1 to the Nueces River Irrigation park, a map of which is recorded in Volume "A", Page 55, Map Records, Nueces County, Texas. The property is located at the northwest corner of intersection of Northwest Boulevard (Farm-to-Market Highway 624) and County Road 69 (Hazel Bazemore Road), and north of Northwest Blvd.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RS-6" Single-Family 6 District  <b>To:</b> "CN-2" Neighborhood Commercial District  <b>Area:</b> 6.348 acres  <b>Purpose of Request:</b> To allow for the development of a neighborhood business use.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Low Density Residential
	<i>North</i>	N/A -County	Low Density Residential	N/A-County
	<i>South</i>	"CN-2" Neighborhood Commercial	Vacant	Commercial
	<i>East</i>	"RS-6" Single-Family 6	Public	Mixed Uses
	<i>West</i>	"CG-2" General Commercial	Commercial	Commercial
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "CN-2" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC), however it warrants an amendment to the Future Land Use Map.  <b>Map No.:</b> 067051  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 713 feet of street frontage along CR 69 which is designated as a “C-1” Minor Residential Collector Street and connects Northwest Blvd to the south which is designated as a “A3” Primary Arterial. According to the Urban Transportation Plan, “C1” Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	<b>Northwest Blvd</b>	“A3” Primary Arterial	130’ ROW 79’ paved	160’ ROW 100’ paved	N/A
	<b>CR69</b>	“C1” Minor Residential Collector	60’ ROW 40’ paved	55’ ROW 24’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “CN-2” Neighborhood Commercial District.

**Development Plan:** The subject property is 6.348 acres in size. The owner is proposing a commercial use property to plat into 4 lots and develop it for neighborhood business use.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-6” Single-Family 6 District since 2008, consists of vacant land, and has remained undeveloped since annexation in 1974. To the north are properties in the County consisting single family homes with low density residential properties and vacant lots with no zoning district. To the south is a vacant lot zoned “CN-2” Neighborhood Commercial District. To the east is Calallen West ISD-Intermediate School under construction zoned “RS-6” Single Family 6 Residential District. To the west are commercial properties consisting of automotive shops and storage facilities. These properties are zoned CG-2 General Commercial District.

**AICUZ:** The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The property is not platted.

**Utilities:**

**Water:** 12-inch C900 line located along Northwest Blvd.

**Wastewater:** 16-inch PVC line located along Northwest Blvd.

**Gas:** 6-inch Service Line located along Northwest Blvd.

**Storm Water:** Inlets along Northwest Blvd with a 24-inch Line.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for low density residential uses. The proposed rezoning to the “CN-2” Neighborhood Commercial District

is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods (Housing and Neighborhoods Policy Statement 7).
- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote compact and walkable mixed-use urban villages that concentrate retail and services within walking distance of neighborhood residences and where they could support improved public transportation service, such as expected major bus stations and future stops for bus rapid transit, creating “transit-ready” locations (Future Land Use, Zoning, and Urban Design Policy Statement 2).

**Department Comments:**

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- Existing commercial properties to the west are zoned “CG-2” General Commercial District and the vacant lot to the south is zoned “CN-2” Neighborhood Commercial District.
- The subject property is part of the existing vacant tract to the south lot zoned “CN-2” Neighborhood Commercial District located northwest corner of the intersection between Northwest Blvd and CR 69.

**Staff Recommendation:**

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-2” Neighborhood Commercial District.

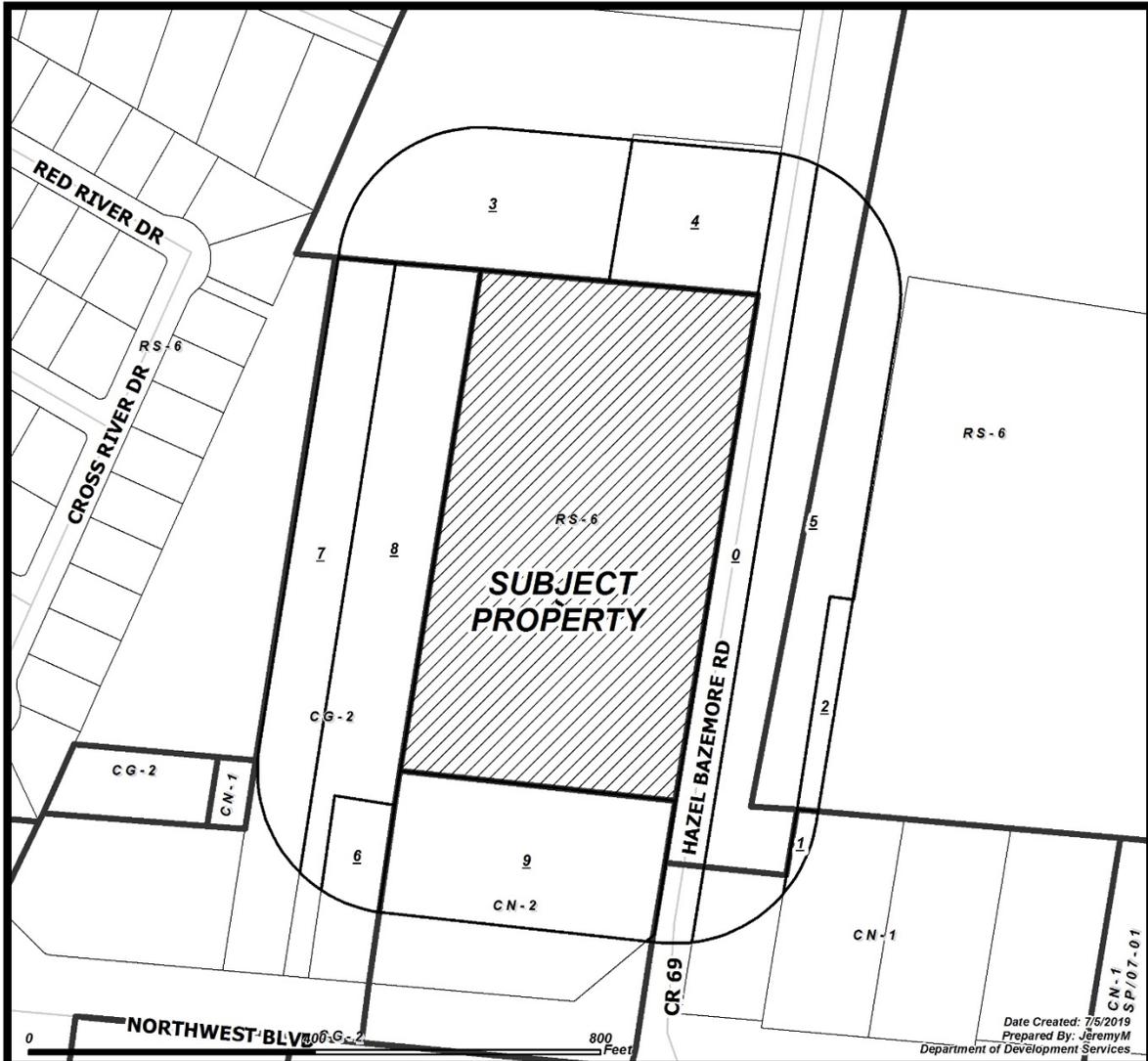
<b>Public Notification</b>	Number of Notices Mailed – 9 within 200-foot notification area 1 outside notification area
	<b><u>As of April 26, 2019:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
Totaling 0.60% of the land within the 200-foot notification area in opposition.	

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)

B. Public Comments Received (if any)

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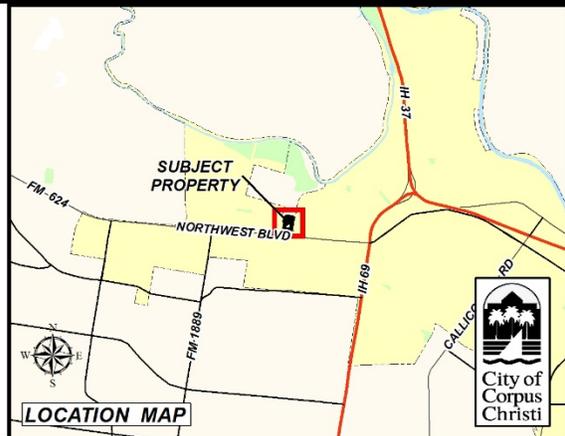


Date Created: 7/5/2019  
Prepared By: Jeremy M  
Department of Development Services

**CASE: 0719-05**  
**ZONING & NOTICE AREA**

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



LOCATION MAP

