

STAFF REPORT

Case No. 0118-01
 INFOR No. 18ZN1000

Planning Commission Hearing Date: January 24, 2018

Applicant & Legal Description	<p>Owner: AEP Texas, Inc. Applicant/Representative: John M. Garcia Location Address: 12750 Hearn Road Legal Description: Hearn Addition Annex, Lot 1, located on the north side of Hearn Road, west of Callicoatte Road, and east of Leopard Street.</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 To: "IH" Heavy Industrial District Area: 0.857 acres Purpose of Request: For consistency of zoning districts with adjacent parcels also owned by AEP Texas, Inc.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family	Vacant	Medium Density Residential
	<i>North</i>	"IH" Heavy Industrial	Vacant and Public/Semi-Public	Medium Density Residential
	<i>South</i>	"IH" Heavy Industrial	Park and Heavy Industrial	Permanent Open Space and Heavy Industrial
	<i>East</i>	"IH" Heavy Industrial	Public/Semi-Public	Medium Density Residential and Heavy Industrial
	<i>West</i>	"RS-6" Single-Family	Vacant, Drainage, and Low Density Residential	Permanent Open Space and Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "IH" Heavy Industrial District is inconsistent with the adopted Future Land Use Map. However, the requested zoning is consistent with the Northwest Area Development Plan (ADP), Plan CC, and the surrounding zoning district. Map No.: 065050 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 195 feet of street frontage along Hearn Road which is designated as a "C1" Minor Collector Street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Hearn Road	"C1" Minor Collector Street	60' ROW 40' paved	60' ROW 23' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "IH" Heavy Industrial District on 0.857 acres for the consistency of zoning districts with adjacent parcels also owned by AEP Texas, Inc.

Development Plan: The subject property is comprised of 0.857 acres. The owner is requesting to rezone to the "IH" Heavy Industrial District. The applicant explains that no proposed construction is anticipated for this site at this time. However, AEP Texas, Inc. would like to rezone to the "IH" Heavy Industrial District to maintain consistency with the adjacent parcel that is also owned by AEP Texas, Inc. and zoned "IH" Heavy Industrial District. The adjacent parcel (Lon C. Hill Subdivision, Unit 2, 35.77 acres), currently adjoins Lot 1 along the north and east property boundaries. The subject property has 195 feet of frontage along Hearn Road.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-6" Single-Family 6 and is vacant land. To the north and east, adjacent to the property, is Lon C. Hill Subdivision, Unit 2, 35.77 acres zoned "IH" Heavy Industrial District and is part of a proposed AEP complex. To the south of the property are heavy industrial uses owned and operated by AEP Texas, Inc. and zoned "IH" Heavy Industrial District. To the west is a railroad right-of-way approximately 245 feet in width. Further to the west is are single-family residential homes zoned "RS-6" Single-Family 6 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 platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). The proposed rezoning to the "IH" Heavy Industrial District is inconsistent with the adopted Future Land Use Map. However, the requested zoning is consistent with the following policies of Plan CC:

- 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).

Department Comments:

- The proposed rezoning to the “IH” Heavy Industrial District is inconsistent with the adopted Future Land Use Map. However, the requested zoning is consistent with the Northwest Area Development Plan (ADP), Plan CC, and the surrounding zoning district.
- The proposed rezoning is also 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.
- The property is currently vacant and is a remaining “RS-6” Single-Family 6 tract and has never been developed and is surrounded by the “IH” Heavy Industrial District.
- If the “IH” Heavy Industrial District is approved, any future development will still need to abide by all requirements of the Unified Development Code (UDC).
- Due to the adjacency of a railroad right-of-way, no buffer yard would be required between the adjacent large lot single-family homes.

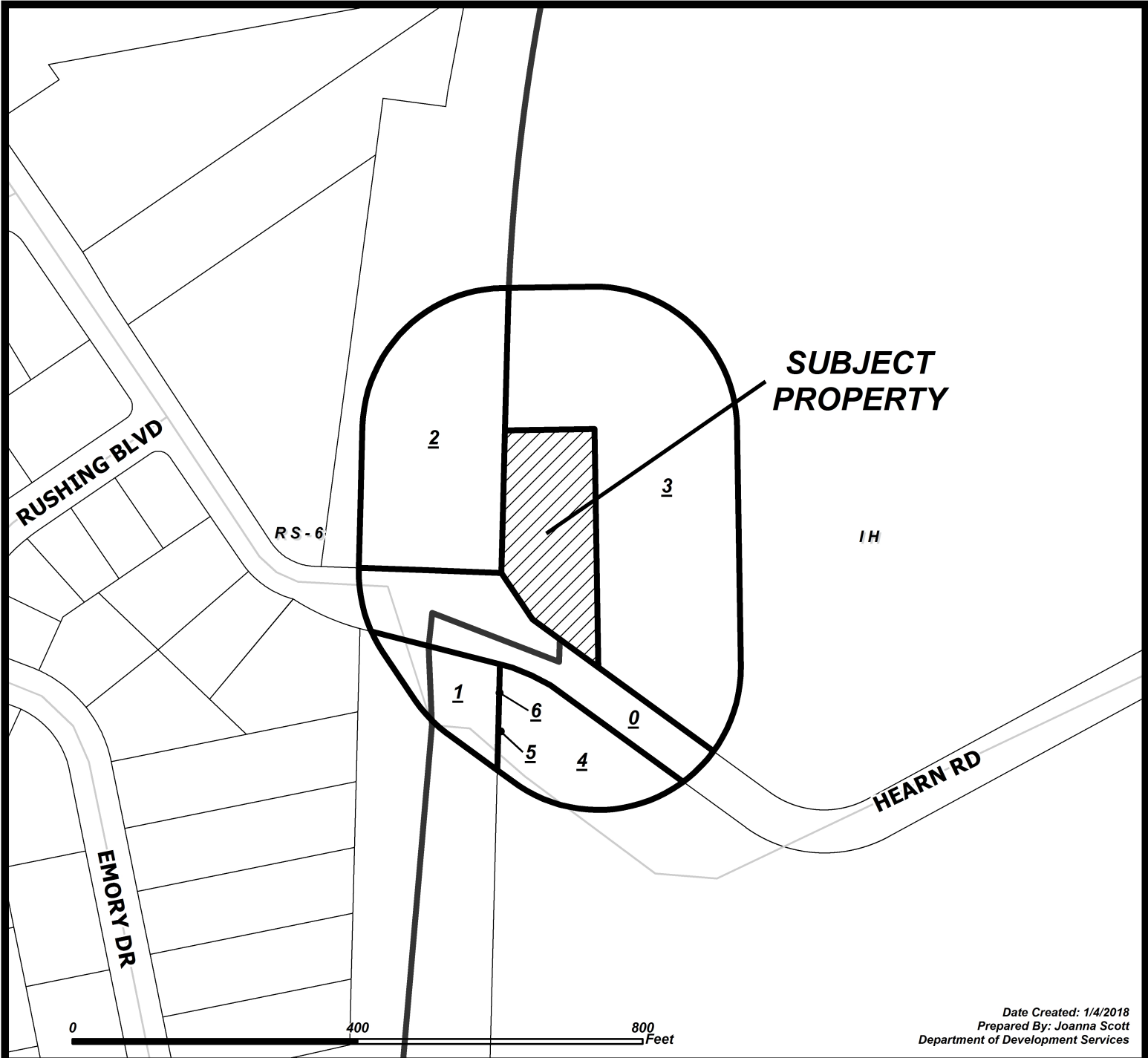
Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “IH” Heavy Industrial District.

Public Notification	Number of Notices Mailed – 6 within 200-foot notification area 7 outside notification area
	<u>As of January 19, 2018:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% 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)



Date Created: 1/4/2018
 Prepared By: Joanna Scott
 Department of Development Services

CASE: 0118-01 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
4 Owners within 200' listed on attached ownership table
 Owners in opposition

