

PLANNING COMMISSION FINAL REPORT

Case No. 0820-02
 INFOR No. 20ZN1019

Planning Commission Hearing Date: August 19, 2020

Applicant & Legal Description	<p>Owner: JAR Development Applicant: Munoz Engineering, LLC. Location Address: 7872 Yorktown Boulevard Legal Description: Being a 24.493 acre tract being described in a deed recorded in Doc No. 2008038737, Deed Records of Nueces County, Texas. Said 24.493 acres also being out of Lots 7 & 10, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, Volume A, Pages 41-43, Map Records of Nueces County, Texas, located along the north side of Yorktown Boulevard, east of Rodd Field Road, and west of Starry Road.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-4.5" Single-Family 4.5 District Area: 24.49 acres Purpose of Request: To allow for the construction of a single-family residential subdivision.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>North</i>	"RS-4.5" Single-Family 4.5	Vacant	Medium Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5	Low Density Residential	Medium Density Residential
	<i>East</i>	"RS-4.5" Single-Family 4.5	Vacant	Medium Density Residential
	<i>West</i>	"RS-4.5" Single-Family 4.5 and "CN-1" Neighborhood Commercial	Vacant and Low Density Residential	Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 041030 City Council District: 5 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 570 feet of street frontage along Yorktown Boulevard which is designated as a "A3" Primary Arterial Street. According to the Urban Transportation Plan, "A3" Primary Arterial Streets can convey a capacity between 30,000 and 48,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Yorktown Boulevard	"A3" Primary Arterial	130' ROW 79' paved	166' ROW 90' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District to allow for the construction of a construction of a single-family residential subdivision.

Development Plan: The subject property is 24.49 acres in size. The applicant has not submitted any specific plans concerning the future single-family residential development.

Existing Land Uses & Zoning: The subject property is currently zoned "FR" Farm Rural District, consists of vacant property, and has remained since annexation in 1995. To the north and south are single-family homes zoned "RS-4.5" Single-Family 4.5 District. Additionally, to the north is Master Channel 31 (Drainage Ditch). To the east vacant properties zoned "RS-4.5" Single-Family 4.5 District. To the west are recently rezoned properties now zoned "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood 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 Yorktown Boulevard.

Wastewater: 12-inch PVC FM line located along Yorktown Boulevard.

Gas: 8-inch Service Line located along Yorktown Boulevard.

Storm Water: Roadside ditches located along Yorktown Boulevard.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- 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).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon the adjacent properties.
- The subject property is located within 0.38 miles of the intersection of the commercial node of Rodd Field Road and Yorktown Boulevard. This commercial node also connects to the new Del Mar College southside campus. Additionally, the subject property is approximately 2-miles to the east of Bill Witt Park.

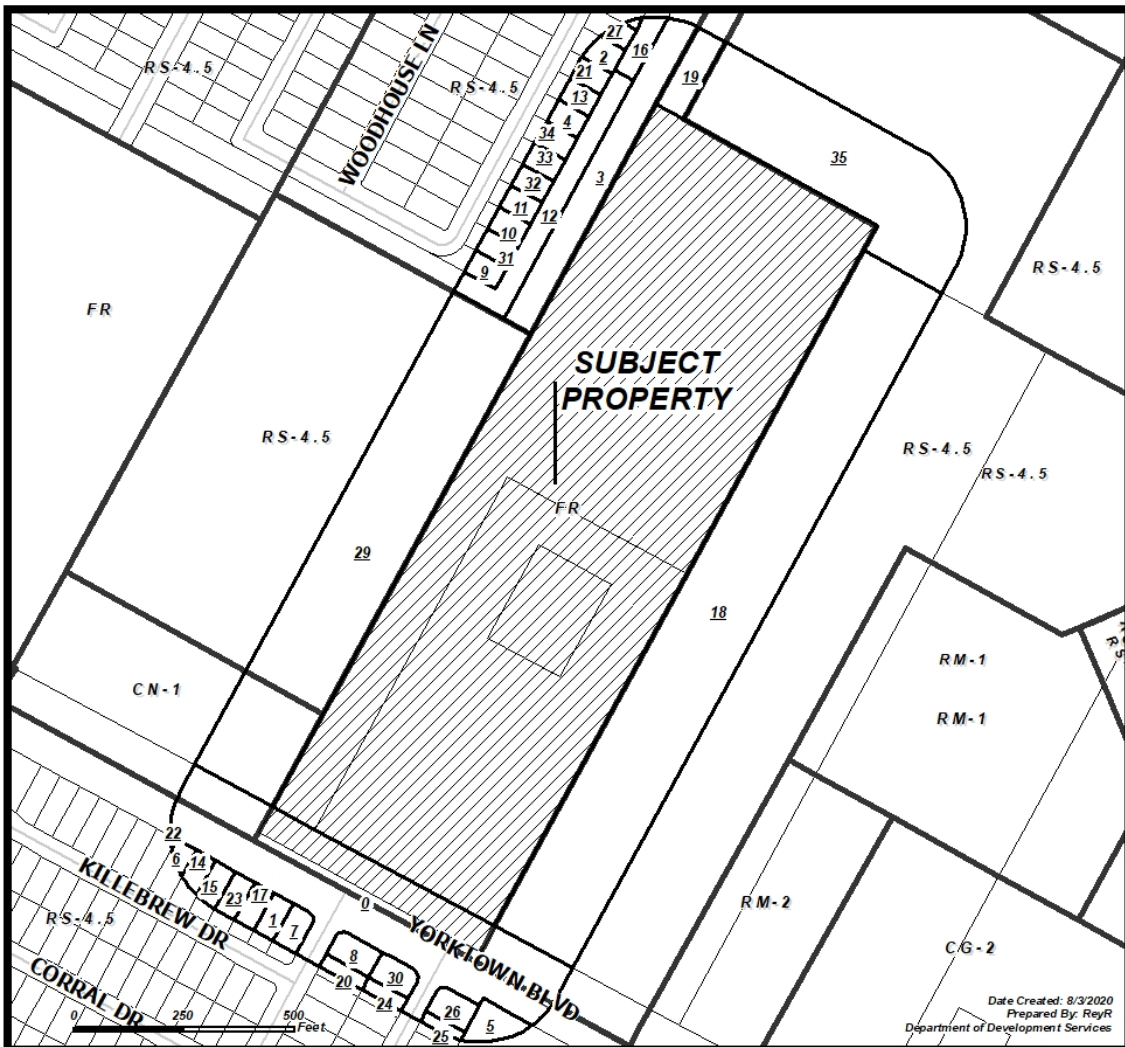
Planning Commission and Staff Recommendation (August 19, 2020):

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

Public Notification	Number of Notices Mailed – 35 within 200-foot notification area 4 outside notification area
	<u>As of August 14, 2020:</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)

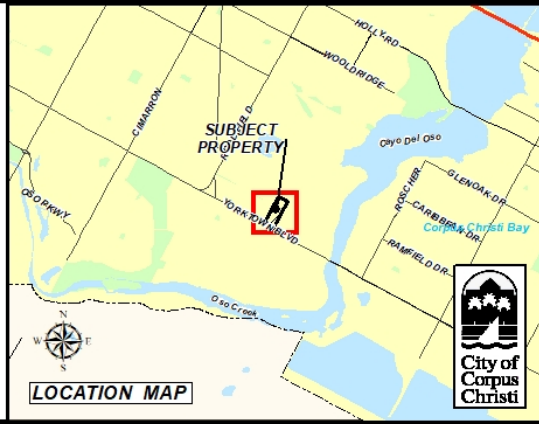


Date Created: 8/3/2020
Prepared By: ReyR
Department of Development Services

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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

