

STAFF REPORT

Case No. 1219-03
 INFOR No. 19ZN1038

Planning Commission Hearing Date: December 18, 2019

Applicant & Legal Description	<p>Owner: MVR Construction Company Applicant: Urban Engineering Location Address: 2301 Flour Bluff Drive Legal Description: Being a 32.09 acre tract, over and across a portion of Lot 1, Block 1, El Recuerdo Subdivision, a map of which is recorded in Volume 59, Pages 97, Map Records of Nueces County, Texas and portions of Lots 11 through 14, Section 14, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the said Map Records; located along the west side of Flour Bluff Drive, south of Purdue Road, and north of Glenoak Drive.</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 District and "CG-2" General Commercial District To: "RS-4.5" Single-Family 4.5 District Area: 32.09 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>		"RS-6" Single-Family 6 and "CG-2" General Commercial	Vacant	Low Density Residential and Flood Plain Conservation
<i>North</i>		"RS-4.5" Single-Family 4.5 and "CG-2" General Commercial	Vacant, Low Density Residential and Commercial	Low and Medium Density Residential
<i>South</i>		"RS-6" Single-Family 6 and "RM-1" Multifamily 1	Vacant	Low Density Residential
<i>East</i>		"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
<i>West</i>		"RS-6" Single-Family 6	Vacant and Low Density Residential	Low Density Residential and Flood Plain Conservation
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a low 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) and warrants an amendment to the Future Land Use Map. Map No.: 037030 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 660 feet of street frontage along Flour Bluff Drive which is designated as a “A1” Minor Arterial Street. According to the Urban Transportation Plan, “A1” Minor Arterial Streets can convey a capacity between 15,000 to 24,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Flour Bluff Drive	“A1” Minor Arterial	95’ ROW 64’ paved	112’ ROW 25’ paved	N/A
	Purdue Road	“C1” Minor Collector	60’ ROW 40’ paved	N/A	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District and “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 District to allow for the construction of a single-family residential subdivision.

Development Plan: The subject property is 32.09 acres in size. According to the applicant, the proposed development will consist of approximately 225 single family residences that will be completed in several phases.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single-Family 6 District and “CG-2” General Commercial District, consists of a farm home and vacant land, and has remained undeveloped since annexation in 1961. To the north is a single-family home subdivision (Shoreline Oaks; 2005) zoned “RS-4.5” Single-Family 4.5 District. To the south is vacant unplatted land zoned “RS-6” Single-Family 6 District and “RM-1” Multifamily 1 District. To the east is a single-family home subdivision (Blue Grass Estates; 2013) zoned “RS-6” Single-Family 6 District. To the west is vacant unplatted land zoned “RS-6” Single-Family 6 District and the Cayo del Oso.

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 ACP line located along Flour Bluff Drive.

Wastewater: 24-inch VCP line located along Flour Bluff Drive.

Gas: 3-inch Service Line located along Flour Bluff Drive.

Storm Water: 48-inch line located along the norther property line.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a low 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) and warrants an amendment to the Future Land Use Map. 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 residential properties, and does not have a negative impact upon the adjacent commercial properties.
- The property is currently vacant and is a remaining “RS-6” Single-Family 6 District tract.
- Adjacent to the north is a single-family home subdivision (Shoreline Oaks; 2005) zoned “RS-4.5” Single-Family 4.5 District and consists of 210 lots.

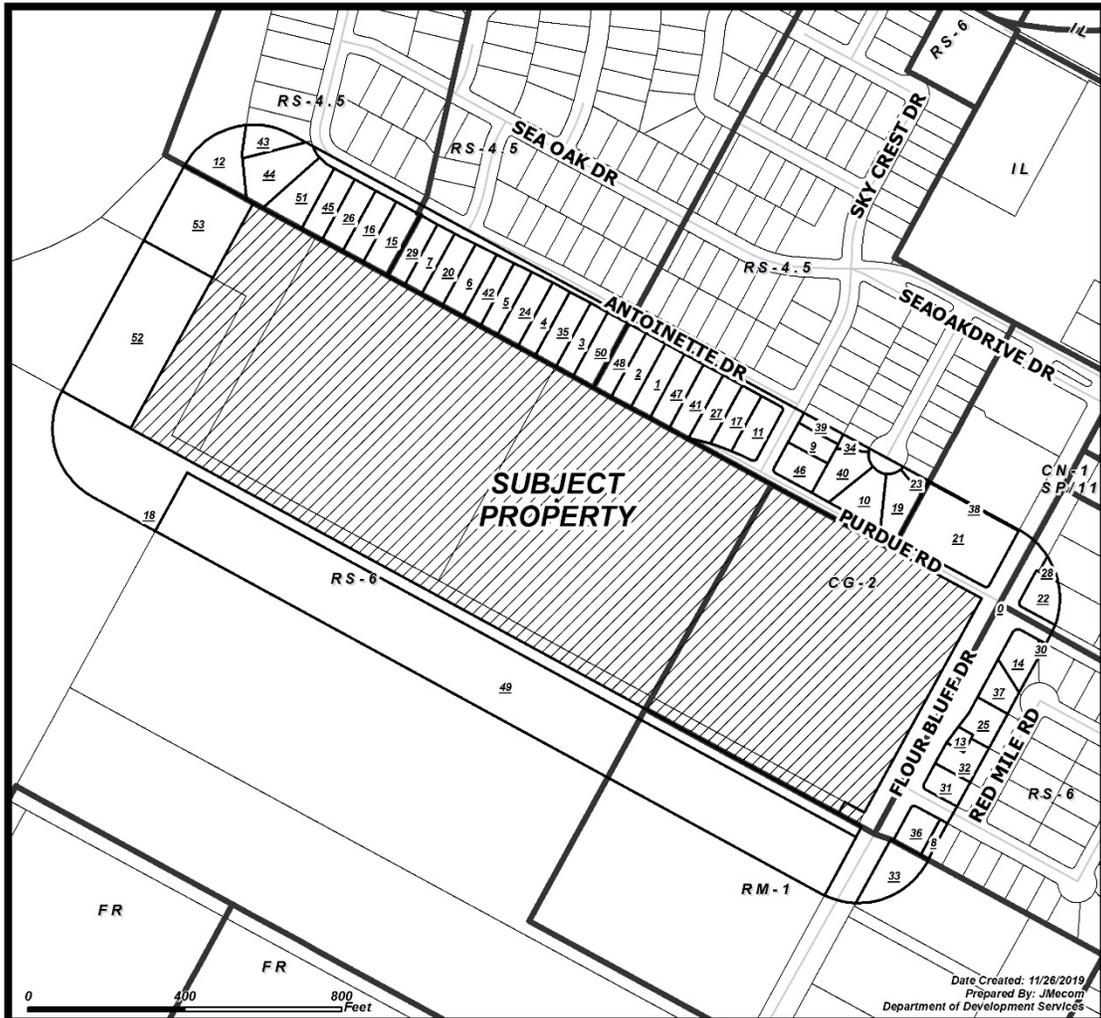
Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District and “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 District.

Public Notification	Number of Notices Mailed – 53 within 200-foot notification area 7 outside notification area
	<u>As of December 13, 2019:</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. Preliminary Layout of Subdivision
- C. Public Comments Received (if any)



Date Created: 11/26/2019
Prepared By: JMecom
Department of Development Services

CASE: 1219-03
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



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap

