

ZONING REPORT

Case No. 1221-01

INFOR No. 21ZN1047

Planning Commission Hearing Date: December 8, 2021

Applicant & Legal Description	Owner: Gulfway Shopping Center Applicant: MVR Construction Company, Inc. Location Address: 7601 Yorktown Boulevard Legal Description: Being a 5.53 tract of land out of Lot 21, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Yorktown Boulevard, east of Rodd Field Road, and west of Starry Road.			
Zoning Request	From: "FR" Farm Rural District To: "CN-1" Neighborhood Commercial District Area: 5.53 acres Purpose of Request: To allow for the construction of a neighborhood scale commercial development.			
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>	"CN-1" Neighborhood Commercial	Vacant	Commercial
	<i>South</i>	"RS-4.5" Single-Family 4.5	Vacant	Medium Density Residential
	<i>East</i>	"RS-4.5" Single-Family 4.5	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-4.5" Single-Family 4.5	Low Density Residential	Medium Density Residential
ADP, Map & Violations	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 "CN-1" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. City Council District: 5 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 660 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).			

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	Not Available

Staff Summary:

Development Plan: The subject property is 5.53 acres in size. The applicant has not submitted any specific plans concerning the future commercial development.

Existing Land Uses & Zoning: The subject property is currently zoned "FR" Farm Rural District, consists of vacant land, and has remained undeveloped since annexation in 1995. To the north are vacant properties along Yorktown Boulevard zoned "CN-1" Neighborhood Commercial District. To the south, east and west, are single-family residential subdivisions zoned "RS-4.5" Single-Family 4.5 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 Northwest Area Development Plan and is planned for single-family residential uses. The proposed rezoning to the "CN-1" 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:

- 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.
- Several properties to the west along Yorktown Boulevard have been rezoned to commercial districts since 2014.

Planning Commission and Staff Recommendation (December 8, 2021):

Approval of the change of zoning from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District.

Public Notification	<p>Number of Notices Mailed – 30 within 200-foot notification area. 4 outside notification area</p> <p><u>As of November 24, 2021:</u></p> <p>In Favor – 0 inside notification area – 0 outside notification area</p> <p>In Opposition – 0 inside notification area – 0 outside notification area</p> <p>Totaling 0.00% of the land within the 200-foot notification area in opposition.</p> <p>*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition</p>
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Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

