



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of May 10, 2016
Second Reading for the City Council Meeting of May 17, 2016

DATE: April 19, 2016

TO: Ronald L. Olson, City Manager

FROM: Daniel McGinn, Interim Director, Development Services Department
DanielMc@cctexas.com
(361) 826-3595

<p>Public Hearing and First Reading for Property at 1752 Rand Morgan Road</p>
--

CAPTION:

Case No. 0316-04 NP Homes, LLC: A change of zoning from the "FR" Farm Rural District and "IH" Heavy Industrial District to the "RS-6" Single-Family 6 District and to the "FR" Farm Rural District. The property is described as being a 28.228 acre tract of land described by Deed Document No. 200401783, Official Records of Nueces County, Texas, containing two tracts of land: Tract 1, being 21.568 acres out of a 25.998 acre tract of land; and Tract 2 being a 6.660 acre tract out of an 85.022 acre tract of land, located on the east side of Rand Morgan Road between McNorton Street and Goodnight Loving Trail.

PURPOSE:

The purpose of this item is to rezone the property to allow construction of a single-family subdivision with a buffer area.

RECOMMENDATION:

Planning Commission and Staff Recommendation (April 6, 2016):

Approval of the change of zoning from the "FR" Farm Rural and "IH" Heavy Industrial Districts to the "RS-6" Single-Family 6 District on Tract 1 and "FR" Farm Rural District on Tract 2.

Vote Results:

For: 7

Against: 0

Absent: 1

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "FR" Farm Rural and "IH" Heavy Industrial Districts to the "RS-6" Single-Family 6 District on Tract 1 (21.568 acres) and to the "FR" Farm Rural District on Tract 2 (6.660 acres) to allow the construction of a single-family subdivision with a buffer area.

The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan (ADP). The Future Land Use Map recommends light industrial uses for the majority of the property and transitioning to the heavy industrial zoned property to the east. Rand Morgan Road is essentially the dividing line between the planned industrial lands and residential land on the Future Land Use map. The McNorton Subdivision to the south of the subject property is designated as a "neighborhood in transition" in the Port/Airport/Violet Area Development Plan (ADP) since the neighborhood is surrounded on three sides with industrial uses or zoning. The term "In Transition" in the ADP suggests that the location of the McNorton Subdivision is not an ideal residential location due to potential negative impacts from industrial used or zoned property. The proposed 6+ acre buffer proposed by the applicant may be sufficient to protect the proposed residential subdivision from the negative impacts of the abutting "IH" Heavy Industrial zoned property. Staff is of the opinion that the applicant has made a significant effort to address Comprehensive Plan land use issues by proposing the "FR" Farm Rural District as a protective buffer to the neighborhood. Therefore, a change to the Future Land Use Plan map is warranted.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan (ADP). The proposed rezoning to the "RS-6" Single-Family 6 District and "FR" Farm Rural District is not consistent with the Port/Airport/Violet ADP or the adopted Future Land Use Plan's designation of the property as light industrial.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:☐ Operating☐ Revenue☐ Capital☒ Not applicable

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report