

# PLANNING COMMISSION FINAL REPORT

Case No. 0217-01

INFOR No. 17ZN1000

**Planning Commission Hearing Date:** February 9, 2017

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Carlos and Rhonda Garcia  <b>Applicant/Representative:</b> Tradewinds Consulting Group  <b>Legal Description/Location:</b> Being a 1.615 acre tract out of the original 58.07 acre tract out of State Land Survey 416, Land Script No. 962, also being known as the F.J. Picha Tract, Corpus Christi, Nueces County, Texas, located on the east side of Rand Morgan Road, between Good-Night Loving Trail and McNorton Road.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "RE" Residential Estate District  <b>Area:</b> 1.615 acres  <b>Purpose of Request:</b> To allow for the construction of a single-family dwelling.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"FR" Farm Rural	Commercial	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Vacant	Medium Density Residential
	<i>South</i>	"RE" Residential Estate	Vacant	Medium Density Residential
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-4.5" Single-Family 4.5	Vacant	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan and is planned for Medium Density Residential uses. The proposed rezoning to the "RE" Residential Estate is consistent with the adopted Future Land Use Map and the Port/Airport/Violet Area Development Plan.  <b>Map No.:</b> 058046  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 166 feet of street frontage along Rand Morgan Road (FM 2292) which is designated as a proposed "A2" Secondary Arterial Divided street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Rand Morgan Rd. (FM 2292)	"A2" Secondary Arterial Divided	100' ROW 54' paved	100' ROW 45' paved	7,451 ADT (2016)

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RE" Residential Estate District to allow for the construction of a single-family home.

**Development Plan:** The subject property is comprised of 1.615 acres and is proposed to be developed as a single-family home.

**Existing Land Uses & Zoning:** The subject property is zoned "FR" Farm Rural. The property has been vacant land. To the north and east is a property rezoned to the "RS-6" Single-Family 6 in May of 2016. Further to the east is a property that has remained "FR" Farm Rural to act as a buffer between the future residential neighborhood and the former Celanese Plant. To the west, across Rand Morgan Road (FM 2292), is a single-family residential neighborhood and the Tuloso-Midway Intermediate School. To the south is a vacant property zoned "RE" Residential Estate.

**AICUZ:** The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** Currently, the subject property is unplatted.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan (ADP). The proposed rezoning to the "RE" Residential Estate District is consistent with the adopted Port/Airport/Violet ADP. The proposed rezoning is consistent with the following policies of the Comprehensive Plan:

- 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).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Placing low intensity activities next to single family uses. (Policy Statement B.2).

**Department Comments:**

- The proposed rezoning is compatible with PlanCC and the Port/Airport/Violet Area Development Plan. The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. The potential rezoning would not have a negative impact upon the surrounding neighborhood as it would allow only the use of a single-family home.

**Planning Commission and Staff Recommendation (February 9, 2017):**

Approval of the change of zoning from the “FR” Farm Rural District to the “RE” Residential Estate District.

**Vote Results:**

For: 6

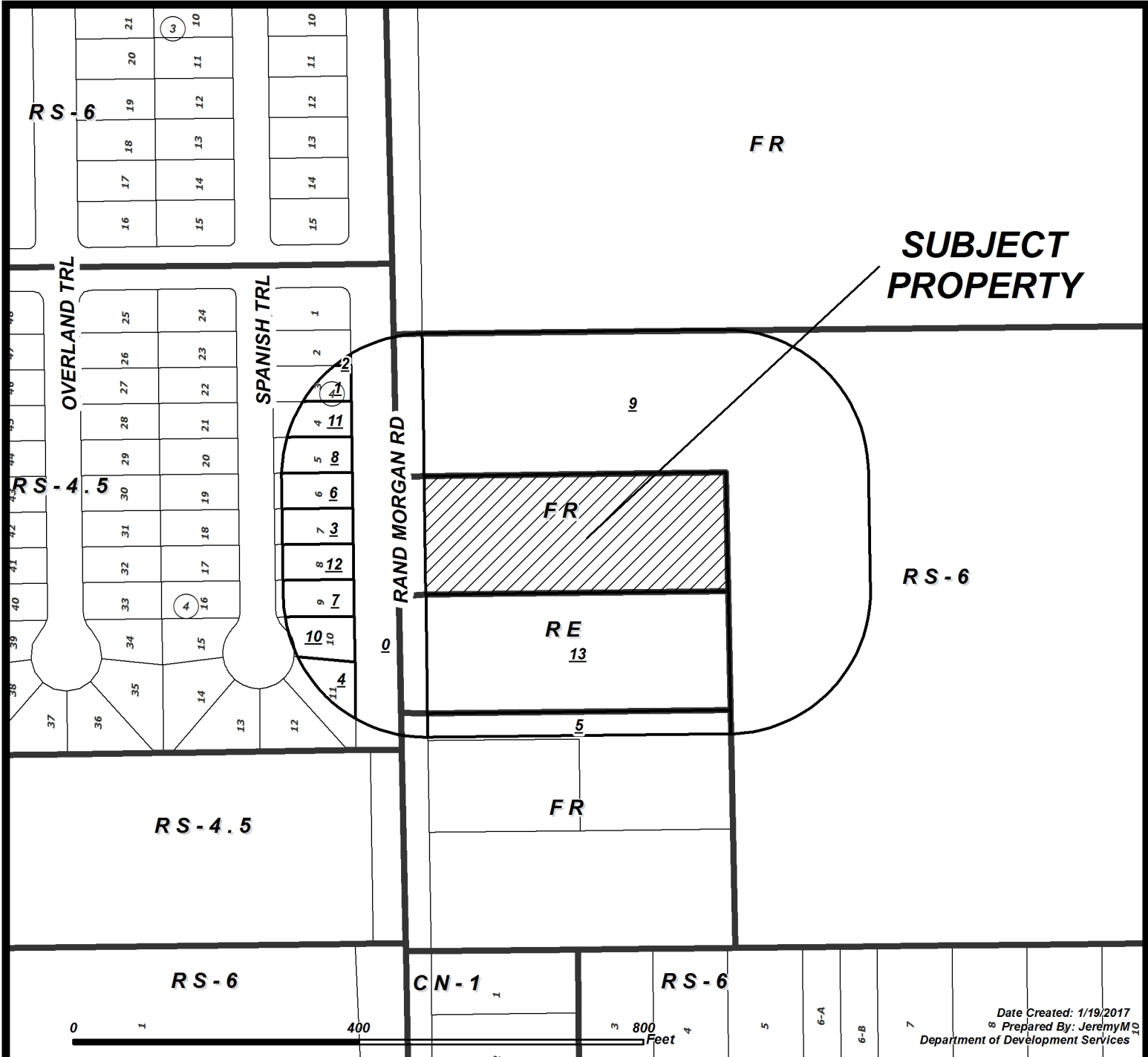
Opposed: 0

Absent: 3

<b>Public Notification</b>	Number of Notices Mailed – 13 within 200-foot notification area 2 outside notification area
	<b><u>As of February 3, 2017:</u></b>
	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:**

1. Location Map (Existing Zoning & Notice Area)
2. Public Comments Received (if any)



## CASE: 0217-01 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

Owners within 200' listed on attached ownership table

Owners in opposition

