

PLANNING COMMISSION FINAL REPORT

Case No. 1018-03

INFOR No. 18ZN1025

Planning Commission Hearing Date: October 17, 2018

Applicant & Legal Description	Owner: Ricks Homes, LLC. Applicant: Munoz Engineering, LLC. Location Address: 3426 County Road 52 Legal Description: 19.372 acres out of Lots 7, Block 1, Nueces River Irrigation Park, located on the north side of County Road 52, east of County Road 69, and west of Interstate 69.			
Zoning Request	From: "FR" Farm Rural District To: "RS-6" Single-Family 6 District Area: 19.372 acres Purpose of Request: To allow for the construction of single-family homes.			
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-6" Single-Family 6 and "CG-2" General Commercial	Vacant	Medium Density Residential
	<i>South</i>	Outside City Limits	Vacant	Planned Development
	<i>East</i>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Vacant	Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 067050 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 578 feet of street frontage along County Road 52 which is designated as an "A2" Secondary Arterial Street. According to the Urban Transportation Plan, "A2" Secondary Arterial Streets can convey a capacity between 20,000 to 32,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	County Road 52	"A2" Secondary Arterial	100' ROW 54' paved	57' ROW 40' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District to allow for the construction of single-family homes.

Development Plan: The subject property is 19.372 acres in size. The owner is proposing a single-family residential subdivision.

Existing Land Uses & Zoning: The subject property is currently zoned "FR" Farm Rural District and consists of vacant land. The subject property was annexed in 1995 and has remained undeveloped. To the north is a single-family residential subdivision (River Ridge) zoned "RS-10" Single-Family 10 District. Additionally, there are vacant lots zoned "RS-6" Single-Family Residential and a property zoned "CG-2" General Commercial District and consists of the Corpus Christi Medical Center-Northwest Regional Hospital. To the south are vacant lots located outside the City limits. To the east are vacant unplatted lots zoned "FR" Farm Rural District. To the west are vacant unplatted lots zoned "RS-6" Single-Family 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.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). The proposed rezoning to the "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC) and with the following policies:

- 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)

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC).
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.

Planning Commission and Staff Recommendation (October 17, 2018):

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District.

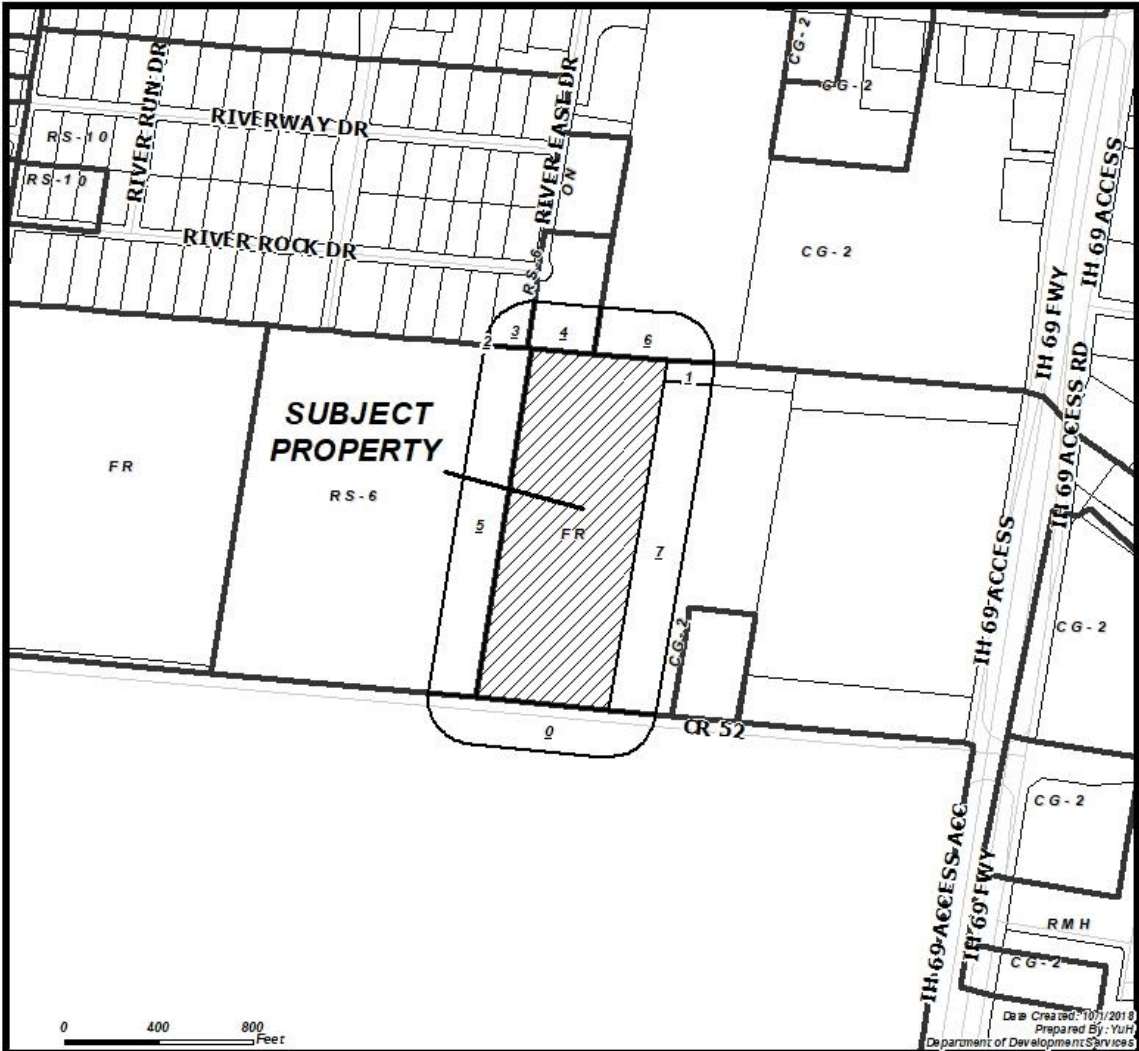
Vote Results:

For: 7
Opposed: 0
Absent: 2
Abstained: 0

Public Notification	Number of Notices Mailed – 7 within 200-foot notification area 7 outside notification area
	<u>As of October 12, 2018:</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:

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



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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
RM-AT	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 in opposition
4 Owners within 200' listed on attached ownership table

