

# STAFF REPORT

Case No. 0119-04  
INFOR No. 18ZN1036

**Planning Commission Hearing Date:** January 23, 2019

|  |  |   |                                    |   |
|--|--|---|------------------------------------|---|
| <b>Applicant &amp; Legal Description</b> | <b>Owner:</b> Tim Lange<br><b>Applicant:</b> John Kendall<br><b>Location Address:</b> 2725 Rand Morgan Road<br><b>Legal Description:</b> Being 2.470 acres out of a 2.538 acre tract as recorded in Document No. 2009040169 of the Official Public Records of Nueces County, Texas, same being out of State Survey No. 422, Abstract 850, Nueces County, Texas, located on the west side of Rand Morgan Road, south of Interstate 37, and north of Morrow Drive. |   |                                    |   |
| <b>Zoning Request</b>                    | <b>From:</b> "RS-6" Single-Family 6 District<br><b>To:</b> "RS-4.5" Single-Family 4.5 District<br><b>Area:</b> 2.47 acres<br><b>Purpose of Request:</b> To allow for the construction of single-family homes.  |   |                                    |   |
| <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>  | "RS-6" Single-Family 6                    | Vacant and Low Density Residential | Low and Medium Density Residential        |
|  | <i>North</i>   | "CN-1" and "CN-2" Neighborhood Commercial | Vacant and Commercial              | Commercial and Medium Density Residential |
|  | <i>South</i>   | "RS-6" Single-Family 6                    | Low Density Residential            | Medium Density Residential                |
|  | <i>East</i>  | "FR/SP" Farm Rural with a Special Permit  | Public/Semi-Public                 | Government                                |
|  | <i>West</i>  | "RS-6" Single-Family 6                    | Low Density Residential            | Low Density Residential                   |
| <b>ADP, Map &amp; Violations</b>         | <b>Area Development Plan:</b> 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 "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC).<br><b>Map No.:</b> 059048<br><b>Zoning Violations:</b> None  |   |                                    |   |
| <b>Transportation</b>                    | <b>Transportation and Circulation:</b> The subject property has approximately 200 feet of street frontage along the Rand Morgan Road 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<br>R.O.W. | Street                 | Urban<br>Transportation Plan<br>Type | Proposed<br>Section   | Existing<br>Section   | Traffic<br>Volume |
|------------------|------------------------|--------------------------------------|-----------------------|-----------------------|-------------------|
|                  | Rand<br>Morgan<br>Road | "A2" Secondary<br>Arterial           | 100' ROW<br>54' paved | 100' ROW<br>35' paved | N/A               |

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District to allow for the construction of single-family homes.

**Development Plan:** The subject property is 2.47 acres in size. The owner is proposing the construction of single-family homes.

**Existing Land Uses & Zoning:** The subject property is currently zoned "RS-6" Single-Family 6 District, consists of vacant land, and has remained undeveloped since annexation in 1962. To the north is a large tract single-family home zoned "CN-1" and "CN-2" Neighborhood Commercial District. To the south is a single-family residential subdivision (Guth Parkside, 1953) to the zoned "RS-6" Single-Family 6 District. To the east is a church (Arlington Heights Church) zoned "FR/SP" Farm Rural District with a Special Permit. The special permit was granted in 1996 for a retirement home, but has since expired since no retirement home exists on the property. Additionally to the east is a single-family residential subdivision (Solar Estates #2, 1976) to the zoned "RS-6" Single-Family 6 District. To the west is a single-family residential subdivision (Guth Parkside, 1953) to the zoned "RS-6" Single-Family 6 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 ACP line located along Rand Morgan Road.

**Wastewater:** 10-inch VCP line located along Rand Morgan Road.

**Gas:** 6-inch Service Line located along Rand Morgan Road.

**Storm Water:** No inlets located along Rand Morgan Road.

**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 "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC). 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)
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (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.

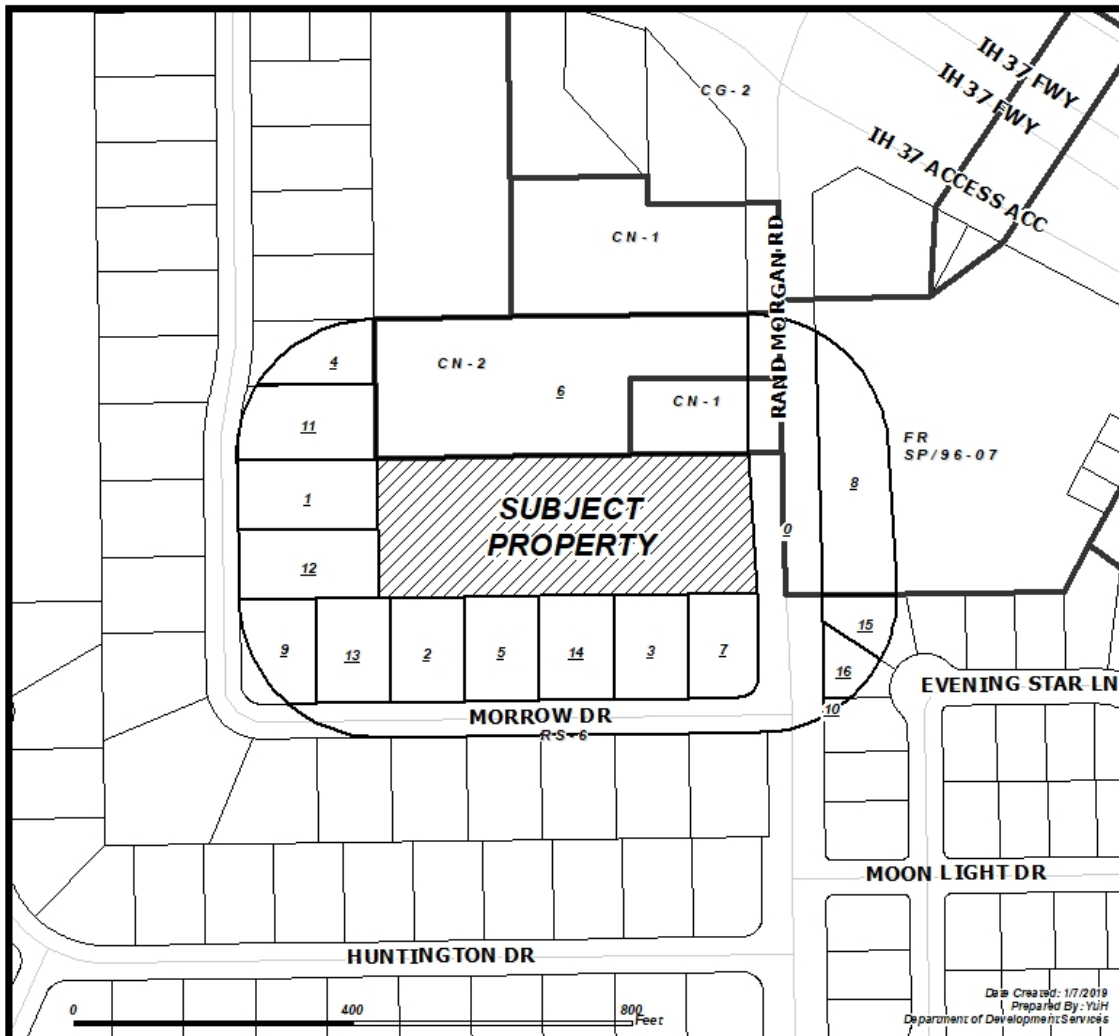
**Staff Recommendation:**

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

|                            |  |
|----------------------------|--|
| <b>Public Notification</b> | Number of Notices Mailed – 16 within 200-foot notification area<br>6 outside notification area |
|                            | <b><u>As of January 18, 2019:</u></b>  |
|                            | In Favor – 0 inside notification area<br>– 0 outside notification area                         |
|                            | In Opposition – 0 inside notification area<br>– 0 outside notification area                    |
|                            | Totaling 0.00% of the land within the 200-foot notification area in opposition.                |

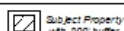
**Attachments:**

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



**CASE: 0119-04**  
**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-16 Single-Family 16        |
| 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

4 Owners within 200' listed on attached ownership table

X Owners in opposition

