

STAFF REPORT

Case No. 0219-01

INFOR No. 19ZN1000

Planning Commission Hearing Date: February 6, 2019

Applicant & Legal Description	<p>Owner: Walker Holdings and Development, LLC. Applicant: Walker Holdings and Development, LLC. Location Address: 3202 Interstate 69 Legal Description: Being 117.291 acre tract of land, more or less, a portion of Gregorio Farias Grant, Abstract 592, Nueces County, Texas, and being a portion of a 160.62 acre tract of land described by deed recorded at Document no. 2002040593, located on the east side of Interstate 69, south of County Road 52, and north of the City Limits.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-6" Single-Family 6 District Area: 117.29 acres Purpose of Request: To allow for the construction of single-family homes.</p>			
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>	"RMH" Manufactured Home	Vacant and Manufactured Homes	Medium and High Density Residential
	<i>South</i>	"OCL" Outside City Limits	Vacant, Mobile Homes, and Light Industrial	Planned Development
	<i>East</i>	"FR" Farm Rural and "RE" Residential Estate	Vacant and Low Density Residential	Medium Density Residential
	<i>West</i>	"CG-2" General Commercial	Vacant and Commercial	Commercial and Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: 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). Map No.: 066049 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 290 feet of street frontage along the Interstate 69 Access Road which is designated as an “F1” Freeway/Expressway. According to the Urban Transportation Plan, “F1” Freeway/Expressways can convey a capacity between 60,000 to 200,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Interstate 69	“F1” Freeway/ Expressway	400’ ROW Varies paved	300’ ROW 250’ paved	12,985 ADT (2013)

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 117.29 acres in size. The owner is proposing the construction of single-family homes.

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 is a Manufacture Home subdivision (Trinity Heritage West, 1999) and is zoned “RMH” Manufactured House District. To the south are properties outside of the City Limits that consist of a Mobile Home Community (Evelyn’s RV & Mobile Home Park), vacant properties, and light industrial properties. To the east are vacant properties and large tract single-family homes zoned “RE” Residential Estate District. To the west are commercial properties (Mike Shaw Toyota and Hicks Family Nissan) zoned “CG-2” General Commercial 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: 6-inch PVC line located from Interstate 69 or Emory Drive.

Wastewater: 12-inch PVC line located to the northeast and will be accessed through easement.

Gas: 2-inch Service Line from Emory Drive.

Storm Water: 36-inch line located along Interstate 69.

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-6” Single-Family 6

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.

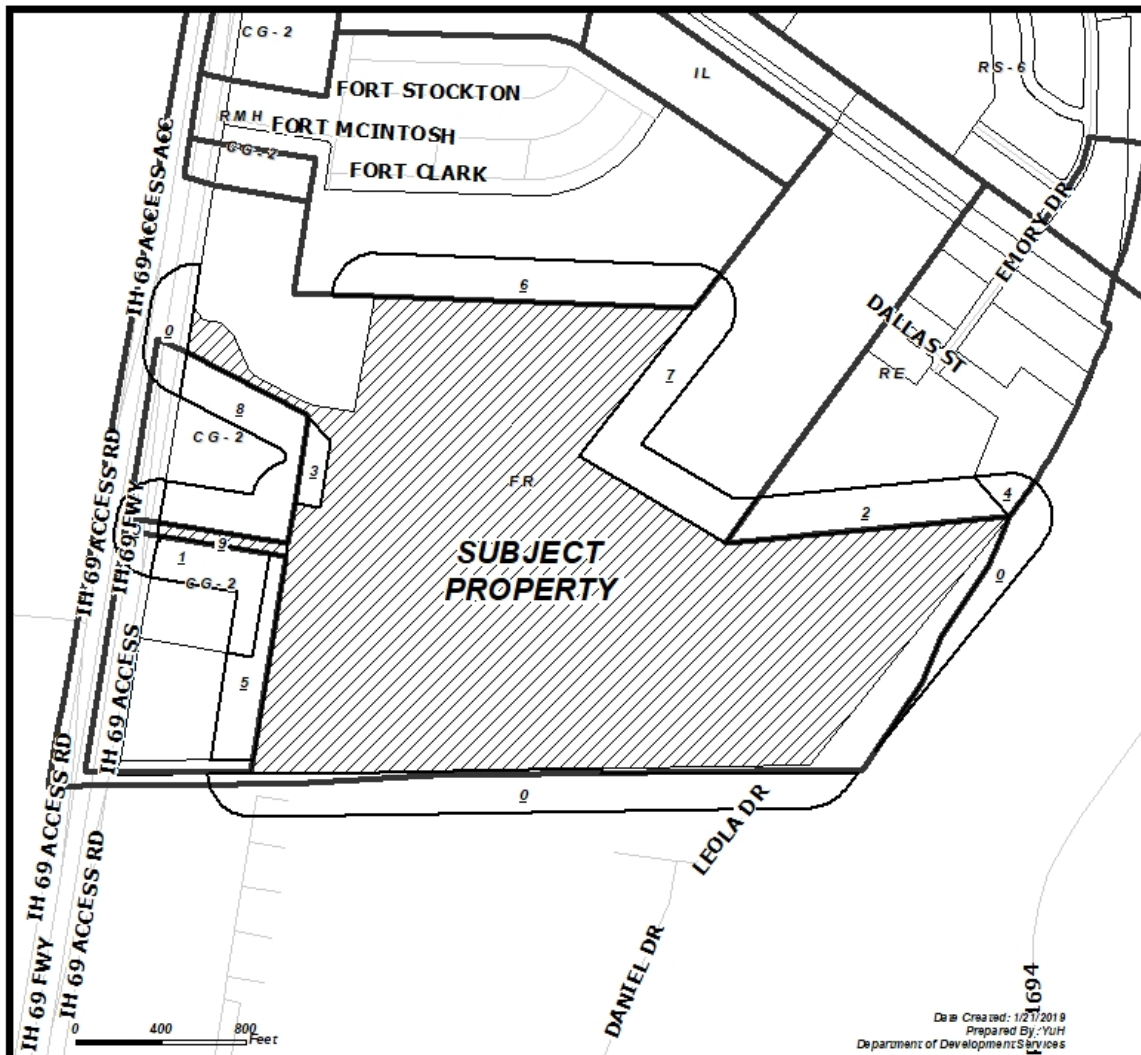
Staff Recommendation:

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

Public Notification	Number of Notices Mailed – 9 within 200-foot notification area 7 outside notification area
	<u>As of February 1, 2019:</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:

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



CASE: 0219-01 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-8 Single-Family 8
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 Townhouses
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

