

STAFF REPORT

Case No. 0719-03

INFOR No. 19ZN1015

Planning Commission Hearing Date: July 10, 2019

Applicant & Legal Description	Owner: Cloudcroft Land Ventures, Inc Applicant: Golden Real Estate & Construction Consulting Co. Location Address: 6202 Yorktown Boulevard Legal Description: Being a 2.780 acre tract of land out of Lots 10 and 11, Section 10, Flour Bluff and Encinal Farm and Garden Tracts, as recorded in Volume A, Pages 41 to 43 of the Map records of Nueces County, Texas.			
Zoning Request	From: "RM-1" Multi-Family 1 Residential District To: "CN-1" Neighborhood Commercial District Area: 2.780 acres Purpose of Request: To allow for the construction of a business center.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-1" Multifamily 1	Vacant	Low Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>East</i>	"CN-1" Neighborhood Commercial	Vacant	Commercial
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for Low Density Residential use. The proposed rezoning to the "CN-1" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 104683 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 230 feet of frontage on the east side along Annemasse Drive which is designated as a Local/Residential Street and 493 feet of street frontage along the Yorktown Boulevard which is designated as an "A3" Primary Arterial Street. According to the Urban Transportation Plan, "A3" Primary Arterial Streets can convey a capacity between 30,000 to 48,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Yorktown Boulevard	"A3" Primary Arterial Street	130' ROW 79' paved	60' ROW 23' paved	N/A
	Annemasse Drive	Local/Residential	50' ROW 28' paved	60' ROW 40' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-1" Multifamily 1 District to the "CN-1" Neighborhood Commercial District to allow for the construction of a neighborhood business center.

Development Plan: The subject property is 2.780 acres in size. The owner is proposing to construct a business center. Projected plans are to plat the property into 2 lots and develop the property for neighborhood business center use. The development will include one single story multi-tenant building on each of the 2 lots.

Existing Land Uses & Zoning: The subject property is currently a vacant parcel zoned "RM-1" Multifamily 1 District. To the north are single-family homes zoned "RS-6" Single-Family 6 District. To the south across Yorktown Boulevard are single family homes (Kings Crossing Subdivision). To the east and across Annemasse Drive is a vacant lot zoned CN-1 Neighborhood Commercial. To the west is a single family home.

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 Southside Area Development Plan and is planned for Low Density Residential use. The proposed rezoning to the "CN-1" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. 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).
- 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).

- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas (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).
- Screening fences, open space or landscaping can provide an essential buffer between shopping and residential areas (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- The "B-1" Neighborhood Commercial ("CN-1" Neighborhood Commercial) and other commercial zoning regulations, in concert with the Comprehensive Plan policies, should be reviewed and revised as necessary to control the size and use of commercial centers so they remain in scale with their surrounding uses and highway carrying capacity (Policy Statement B.4).

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.
- 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 in regards to noise.
- The rezoning would encourage future commercial development of the subject property, further develop the vacant lot to the east across Annemasse Drive as a commercial use. This would create a commercial center at the intersection of Annemasse Drive and Yorktown Blvd.
- While the "CN-1" District does not allow more intense commercial uses such as Mini-Storage, Bars, and Night Clubs. The "CN-1" District has no restriction on the size of restaurant uses or retail development.
- Staff has concluded that the adjacent neighborhoods would be better served by the "CN-1" Neighborhood Commercial District that fronts Yorktown Boulevard than the RM-1 Multi-Family Residential District.
- A Type B buffer yard will be required along the property lines shared with residential zoned properties to the sides and rear. Type B Buffer Yards consist of 10-foot wide of buffer space and a 10-point requirement as defined in Section 4.9.5. A. of the Unified Development Code. (UDC).

Staff Recommendation:

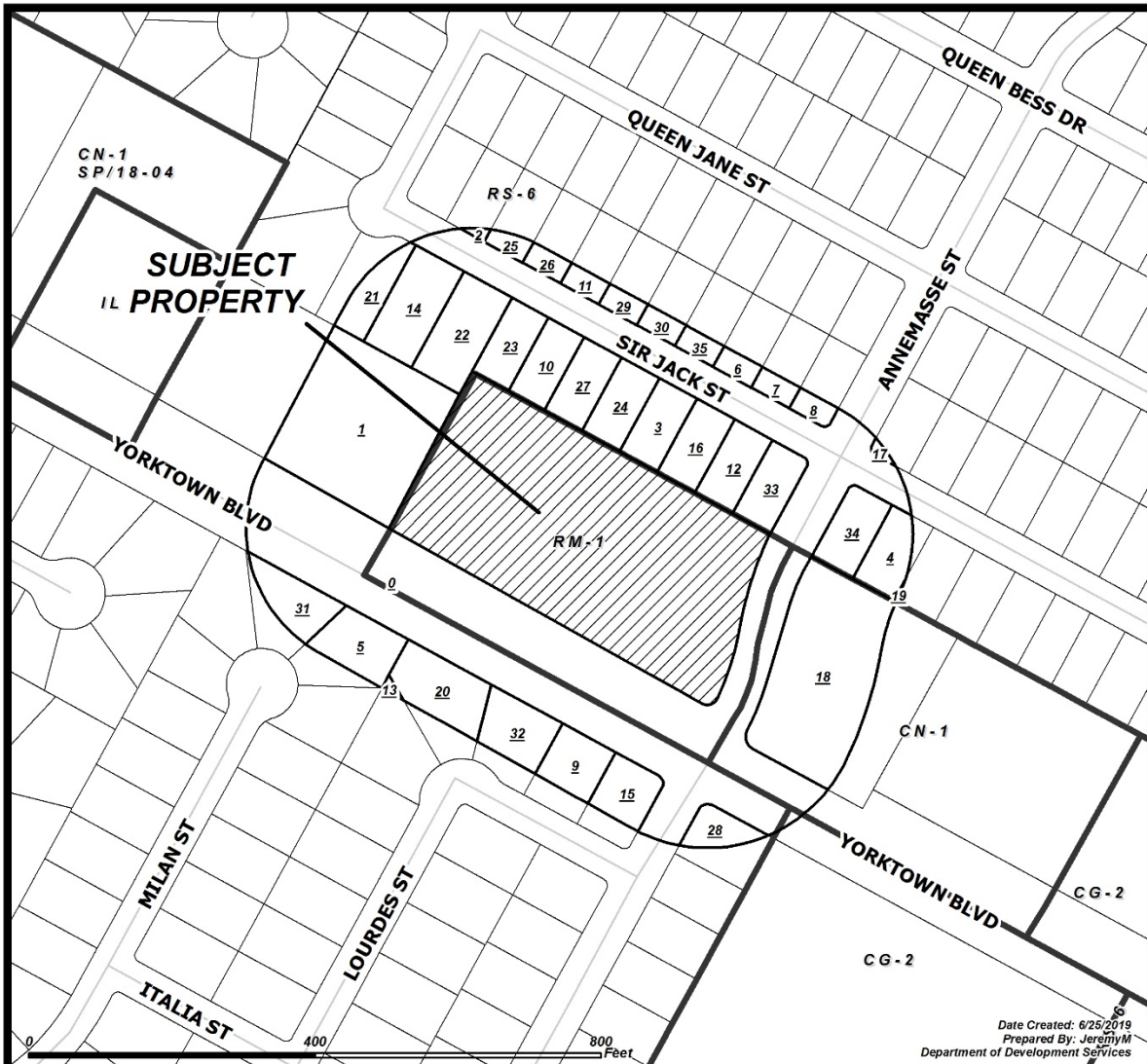
Approval of the change of zoning from the "RM-1" Multifamily 1 District to the "CN-1" Neighborhood Commercial District.

Public Notification	Number of Notices Mailed – 35 within 200-foot notification area 5 outside notification area
	<u>As of July 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)

K:\DevelopmentSvcs\SHARED\ZONING CASES\2019\0719-03 Cloudcroft ventures, LLC\PC Documents\Staff Report_0719-03 Cloudcroft ventures.docx



Date Created: 6/25/2019
Prepared By: Jeremy M
Department of Development Services

CASE: 0719-03 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

