

STAFF REPORT

Case No. 0120-02

INFOR No. 19ZN1040

Planning Commission Hearing Date: January 8, 2020

Applicant & Legal Description	<p>Owner: Grangerfield Development LLC. Applicant: Munoz Engineering Location Address: 7702 Yorktown Boulevard Legal Description: 20.01 Acre Zoning Tract, out of Lot 11, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas and being a portion of a 20.00 Acre Tract, referenced in a Warranty Deed recorded in Document No. 2017042252 Official Public Records of Nueces County, Texas, being located along the north side of Yorktown Boulevard, south of Los Rancheros Drive, and east of Rodd Field Road.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District Area: 20.01 acres Purpose of Request: To allow for the construction of a single-family residential subdivision and commercial properties.</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>	"RS-4.5" Single-Family 4.5	Drainage and Medium Density Residential	Medium Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5	Medium Density Residential	Medium Density Residential
	<i>East</i>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>West</i>	"FR" Farm Rural	Vacant	Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 041030 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 670 feet of street frontage along Yorktown Boulevard which is designated as a “A3” Primary Arterial Street. According to the Urban Transportation Plan, “A3” Primary Arterial Streets can convey a capacity between 30,000 and 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	130’ ROW 79’ paved	166’ ROW 90’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial District to allow for the construction of a single-family residential subdivision with approximately 65 homes and 8 lots for commercial development.

Development Plan: The subject property is 20.01 acres in size. The applicant has not submitted any specific plans concerning the future commercial development.

Existing Land Uses & Zoning: The subject property is currently zoned “FR” Farm Rural District, consists of vacant property, and has remained since annexation in 1995. To the north and south are single-family homes zoned “RS-4.5” Single-Family 4.5 District. Additionally to the north is Master Channel 31 (Drainage Ditch). To the east and west are vacant properties zoned “FR” Farm Rural 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 C900 line located along Yorktown Boulevard.

Wastewater: 12-inch PVC FM line located along Yorktown Boulevard.

Gas: 8-inch Service Line located along Yorktown Boulevard.

Storm Water: Roadside ditches located along Yorktown Boulevard.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial 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).
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon the adjacent properties.

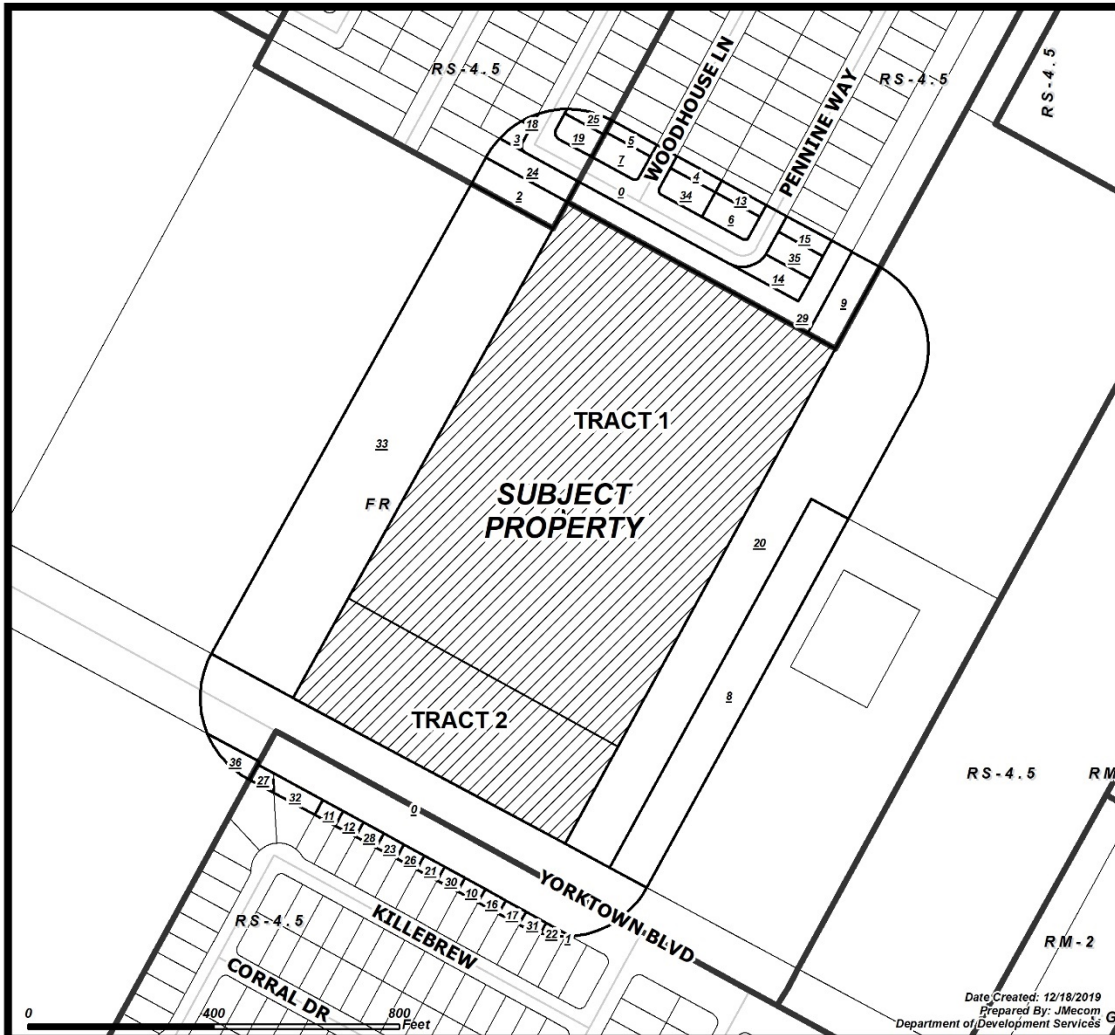
Staff Recommendation:

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial District.

Public Notification	Number of Notices Mailed – 36 within 200-foot notification area 5 outside notification area	
	<u>As of January 3, 2020:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 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: 0120-02 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 within 200' listed on attached ownership table

Owners in favor

Owners in opposition

LOCATION MAP

