

STAFF REPORT

Case No. 0120-01

INFOR No. 19ZN1039

Planning Commission Hearing Date: January 8, 2020

Applicant & Legal Description	<p>Owner: Johnson Development Applicant: Urban Engineering Location Address: 5102 Old Brownsville Road Legal Description: Being 11.48 Acre Zoning Tract, out of Lot 8, Section 5, Range VIII, Gugenheim and Cohn Farm Lots, a map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas and being a portion of a 37.10 Acre Tract, referenced in a Warranty Deed of Gift from Ima Lee Sorenson to Judy S. Hobbs and Doyle E. Hobbs, Sr., recorded in Document No. 2012050921, Official Public Records of Nueces County, Texas; being the same property described in a Closing Independent Administration document recorded in Document No. 1997026152, Official Public Records of Nueces County, Texas, located along the south side of Old Brownsville Road, east of South Padre Island Drive (State Highway 358), and west of Cliff Maus Drive.</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "CN-1" Neighborhood Commercial District Area: 11.48 acres Purpose of Request: To allow for the construction of a medical clinic.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Commercial
	<i>South</i>	"RM-1" Multifamily 1	Public/Semi-Public	Government
	<i>East</i>	"CN-1" Neighborhood Commercial, "RM-1" Multifamily 1, and "RS-6" Single-Family 6	Vacant and Public/Semi-Public	Medium Density Residential and Government
	<i>West</i>	"IL" Light Industrial	Drainage, Commercial, and Public/Semi-Public	Permanent Open Space, Commercial, and Government

ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the “CN-1” Neighborhood Commercial District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.</p> <p>Map No.: 050041</p> <p>Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property has approximately 1,140 feet of street frontage along Old Brownsville Road which is designated as a “A1” Minor Arterial Street and has approximately 880 feet of street frontage along Cliff Maus Drive which is designated as a “C1” Minor Collector Street. According to the Urban Transportation Plan, “A1” Minor Arterial Streets can convey a capacity between 15,000 and 24,000 Average Daily Trips (ADT).</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Old Brownsville Road	“A1” Minor Arterial	95’ ROW 64’ paved	120’ ROW 70’ paved	N/A
	Cliff Maus Drive	“C1” Minor Collector	60’ ROW 40’ paved	62’ ROW 37’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District to allow for the construction of a medical clinic.

Development Plan: The subject property is 11.48 acres in size. The applicant has not submitted any specific plans concerning the medical clinic.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single-Family 6 District, consists of vacant land, and has remained since annexation in 1954. To the north are vacant properties zoned “RS-6” Single-Family 6 District. To the south is a church zoned “RM-1” Multifamily 1 District. To the east are vacant properties zoned “CN-1” Neighborhood Commercial District and an elementary school zoned “RM-1” Multifamily 1 and “RS-6” Single-Family 6 District. To the west are offices zoned “IL” Light Industrial 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 unplatted.

Utilities:

Water: 12-inch C900 line located along Old Brownsville Road.

Wastewater: 12-inch PVC line located along Cliff Maus Drive.
Gas: 6-inch Service Line located along Old Brownsville Road.
Storm Water: 42-inch line located along Old Brownsville Road.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the “CN-1” Neighborhood Commercial is 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).
- 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), compatible with the adjoining residential properties, and does not have a negative impact upon adjacent properties.
- If the “CN-1” Neighborhood Commercial District is approved, the development will need to abide all requirements of the Unified Development Code (UDC). Additionally, the “CN-1” District does not allow bars, pubs, taverns, or nightclubs.

Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

Public Notification	Number of Notices Mailed – 10 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
	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)

<https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2020/0120-01 Johnson Development RS-6 to CN-1/PC Documents/PC Report - Johnson Development.docx>

