

STAFF REPORT

Case No. 0220-01

INFOR No. 20ZN1001

Planning Commission Hearing Date: February 5, 2020

Applicant & Legal Description	Owner: Cliff Investments, Inc. Applicant: Urban Engineering Location Address: 430 North Padre Island Drive (State Highway 358) Legal Description: 21.44 Acre Tract, out of Lots 1 and 2, Block 4, J.C. Russell Farm Blocks, a map of which is recorded in Volume 28, Pages 58-89 Map Records of Nueces County, Texas, also being a portion of a 30.612 Acre Tract as described in a Deed from SPID Investments, Inc. to Cliff Investments, Inc., located along the south side of Bates Road, west of Flato Road, and east of North Padre Island Drive (State Highway 358).			
Zoning Request	From: "RM-3" Multifamily District and "CG-2" General Commercial District To: "IL" Light Industrial District Area: 21.44 acres Purpose of Request: To allow for potential industrial uses.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-3" Multifamily and "CG-2" General Commercial	Vacant	Commercial
	<i>North</i>	"IL" Light Industrial	Vacant	Commercial
	<i>South</i>	"IL" Light Industrial and "CG-2" General Commercial	Vacant and Light Industrial	Commercial
	<i>East</i>	"RS-6" Single-Family 6 and "IL" Light Industrial	Public/ Semi-Public	Government and Light Industrial
	<i>West</i>	"IL" Light Industrial	Vacant	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a commercial use. The proposed rezoning to the "IL" Light Industrial District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 051042 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 150 feet of street frontage along North Padre Island Drive (State Highway 358) which is designated as a "F1" Freeway/Expressway, approximately 1,500 feet of street frontage along Bates Road, and approximately 600 feet of street frontage along Flato Road which are designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 10,000 and 3,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	North Padre Island Drive (SH 358)	"F1" Freeway / Expressway	400' ROW Varies paved	300' ROW 150' paved	N/A
	Bates Road	"C1" Minor Collector	60' ROW 40' paved	60' ROW 28' paved	N/A
	Flato Road	"C1" Minor Collector	60' ROW 40' paved	42' ROW 26' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-3" Multifamily District and "CG-2" General Commercial District to the "IL" Light Industrial District to allow for potential industrial uses.

Development Plan: The subject property is 22.41 acres in size. The applicant has not submitted any specific plans concerning the future light industrial uses.

Existing Land Uses & Zoning: The subject property is currently zoned "RM-3" Multifamily District and "CG-2" General Commercial District, consists of vacant land, and has remained since annexation in 1954. To the north and west are vacant properties zoned "IL" Light Industrial District. To the south are a vacant properties zoned "IL" Light Industrial District and "CG-2" General Commercial District. To the east and across Flato Road is West Oso Middle School and High School zoned "RS-6" Single-Family 6 District. Additionally, there are several businesses zoned "IL" Light Industrial District along Flato Road.

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 C900 line located along Bates Drive.

Wastewater: 42-inch CIPP line located along Flato Road.

Gas: 8-inch Service Line located along Flato Road.

Storm Water: Roadside ditches located along Flato 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 commercial use. The proposed rezoning to the "IL" Light Industrial District 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).

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 adjacent properties.
- The general character of the area is industrial. The properties located to the south of the subject property were recently rezoned to the “IL” Light Industrial District and “CG-2” General Commercial District in 2017 for an industrial park.

Staff Recommendation:

Approval of the change of zoning from the “RM-3” Multifamily District and “CG-2” General Commercial District to the “IL” Light Industrial District.

Public Notification	Number of Notices Mailed – 5 within 200-foot notification area 5 outside notification area
	<u>As of January 31, 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)

