

# PLANNING COMMISSION FINAL REPORT

Case No. 0120-03

INFOR No. 19ZN1041

**Planning Commission Hearing Date:** January 8, 2020

|                                  |  |   |   |                            |
|----------------------------------|--|---|---|----------------------------|
| Applicant<br>& Legal Description | <p><b>Owner:</b> Judy and Doyle E. Hobbs, High Ground Advisors, Texas Scottish Rite Hospital, and Texas A&amp;M University Development Foundation</p> <p><b>Applicant:</b> Urban Engineering</p> <p><b>Location Address:</b> 5102 Old Brownsville Road</p> <p><b>Legal Description:</b> Being 31.03 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 north side of Old Brownsville Road, east of South Padre Island Drive (State Highway 358), and west of Cliff Maus Drive.</p> |   |   |                            |
| Zoning Request                   | <p><b>From:</b> "IL" Light Industrial District and "RS-6" Single-Family 6 District</p> <p><b>To:</b> "CG-2" General Commercial District</p> <p><b>Area:</b> 31.03 acres</p> <p><b>Purpose of Request:</b> To allow for the construction of a medical clinic.</p>   |   |   |                            |
| Existing Zoning and Land Uses    |  | <b>Existing Zoning District</b>                     | <b>Existing Land Use</b>  | <b>Future Land Use</b>     |
|                                  | <i>Site</i>  | "IL" Light Industrial and "RS-6" Single-Family 6    | Vacant  | Commercial                 |
|                                  | <i>North</i>   | "IL" Light Industrial                               | Vacant and Drainage   | Commercial                 |
|                                  | <i>South</i>   | "RS-6" Single-Family 6                              | Vacant  | Medium Density Residential |
|                                  | <i>East</i>  | "IL" Light Industrial                               | Vacant and Light Industrial   | Commercial                 |
|                                  | <i>West</i>  | "IL" Light Industrial and "CG-2" General Commercial | Drainage, and Medium Density Residential, Professional Office, and Public/Semi-Public | Commercial                 |
| ADP, Map & Violations            | <p><b>Area Development Plan:</b> 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 "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC).</p> <p><b>Map No.:</b> 050041</p> <p><b>Zoning Violations:</b> None</p>   |   |   |                            |

|                  |  |                                      |                      |                       |                   |
|------------------|--|--------------------------------------|----------------------|-----------------------|-------------------|
| Transportation   | <b>Transportation and Circulation:</b> The subject property has approximately 1,300 feet of street frontage along Old Brownsville Road which is designated as a “A1” Minor Arterial 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). |                                      |                      |                       |                   |
| Street<br>R.O.W. | Street   | Urban<br>Transportation<br>Plan Type | Proposed<br>Section  | Existing<br>Section   | Traffic<br>Volume |
|                  | Old<br>Brownsville<br>Road   | “A1” Minor<br>Arterial               | 95’ ROW<br>64’ paved | 120’ ROW<br>70’ paved | N/A               |

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “IL” Light Industrial District and “RS-6” Single-Family 6 District to the “CG-2” General Commercial District to allow for the construction of a medical clinic.

**Development Plan:** The subject property is 31.03 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 IL” Light Industrial District and “RS-6” Single-Family 6 District, consists of vacant land, and has remained since annexation in 1954. To the north are vacant properties zoned “IL” Light Industrial District. To the south is a vacant property zoned “RS-6” Single-Family 6 District. To the east are businesses zoned “IL” Light Industrial District. To the west is a drainage ditch and businesses zoned “IL” Light Industrial District and “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 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 commercial use. The proposed rezoning to the “CG-2” General Commercial 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).

**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.
- Several properties to the west have been rezoned to commercial zoning districts indicating a pattern towards commercial development.

**Planning Commission and Staff Recommendation (January 8, 2020):**

Approval of the change of zoning from the IL” Light Industrial District and “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

|                            |  |   |
|----------------------------|--|---|
| <b>Public Notification</b> | Number of Notices Mailed – 23 within 200-foot notification area<br>5 outside notification area |   |
|                            | <b><u>As of January 3, 2020:</u></b>   |   |
|                            | In Favor   | – 0 inside notification area<br>– 0 outside notification area |
|                            | In Opposition  | – 0 inside notification area<br>– 0 outside notification area |
|                            | Totalling 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)

