

# STAFF REPORT

Case No. 0420-03

INFOR No. 20ZN1011

**Planning Commission Hearing Date:** April 29, 2020

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Covenant Baptist Church <b>Applicant:</b> The Clower Company <b>Location Address:</b> 7001 Williams Drive <b>Legal Description:</b> Lot 17B, Block 2, Lakeview Acres, located along the south side of Williams Drive, east of Nile Drive, and west of Rodd Field Road.			
<b>Zoning Request</b>	<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "CN-1" Neighborhood Commercial District <b>Area:</b> 2.75 acres <b>Purpose of Request:</b> To allow for the construction of medical offices.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family 6	Public/Semi-Public	High Density Residential
	<i>North</i>	"CG-2" General Commercial	Public/Semi-Public	Institution
	<i>South</i>	"RS-6" Single-Family 6	Estate Residential	Low Density Residential
	<i>East</i>	"CN-1" Neighborhood Commercial	Vacant	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a high 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. <b>Map No.:</b> 040034 <b>City Council District:</b> 5 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 300 feet of street frontage along Williams Drive which is designated as a "C3" Primary Collector Street. According to the Urban Transportation Plan, "C3" Primary Collector Streets can convey a capacity between 4,000 to 8,500 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Williams Drive	"C3" Primary Collector	75' ROW 50' paved	108' ROW 45' 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 medical offices.

**Development Plan:** The subject property is 2.75 acres in size. The applicant has not submitted any specific plans concerning the medical offices.

**Existing Land Uses & Zoning:** The subject property is currently zoned "RS-6" Single-Family 6 District, consists of the former Covenant Baptist Church constructed in 1960 according to the Nueces County Appraisal District. The property was annexed in 1962. To the north across Williams Drive is Bay Area Hospital and Medical Center zoned "CG-2" General Commercial District. To the south are large tract single-family homes zoned "RS-6" Single-Family 6 District. To the east is a vacant property and a medical office zoned "CN-1" Neighborhood Commercial District. To the west are traditional single-family homes zoned "RS-6" Single-Family 6 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 platted.

**Utilities:**

**Water:** 6-inch C900 line located along Williams Drive.

**Wastewater:** 12-inch VCP line located along the eastern property line.

**Gas:** 2-inch Service Line located along the eastern property line.

**Storm Water:** 7x7 line located along Williams Drive.

**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 "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 surrounding uses, and does not have a negative impact upon adjacent properties.
- The subject property is located in close proximity to the intersection of Rodd Field Road and Williams Drive which is a significant commercial node. The major use is Bay Area Hospital and Medical Center.
- 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.

<b>Public Notification</b>	Number of Notices Mailed – 22 within 200-foot notification area 4 outside notification area	
	<b><u>As of April 24, 2020:</u></b>	
	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:**

- Location Map (Existing Zoning & Notice Area)
- Public Comments Received (if any)

