

STAFF REPORT

Case No. 0121-03

INFOR No.

Planning Commission Hearing Date: January 6, 2021

Applicant & Legal Description	Owner: Bassam Salman Applicant: Bassam Salman Location Address: 725 Glenoak Legal Description: Described as Flour Bluff & Enc Farm Garden Tract 2.388 Acs Out of Lts 6, 7, 9 & 10 Sec 50, which is recorded in Volume A, Pages 41-43, Map of Records Nueces County, Texas, located along the south side of Glenoak Drive, west side of Held Drive, and east of Flour Bluff Road, and north of Caribbean Drive.			
Zoning Request	From: "RM-1" Multifamily Residential To: "RS-4.5" Single Family Residential Area: 2.388 Acres Purpose of Request: The owner of the property is requesting a change of zoning from RM-1 to RS-4.5. Proposed use will be a development consisting of 21 single family residential units.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RM-1" Multifamily Residential	Vacant	Medium Density Residential
	North	"RS-6" Single-Family Residential	Low Density Residential	Medium Density Residential
	South	"RS-4.5" Single-Family Residential	Low Density Residential	Medium Density Residential
	East	"RM-1" Multifamily Residential and "RS-6" Single-Family Residential	Medium Density Residential and Low Density Residential	Low-Density Residential
	West	"RS-4.5" Single-Family Residential	Low Density Residential	Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Flour Bluff 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 is consistent with the adopted Future Land Use Map. Map No.: 036029 City Council District: 4 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 550 feet of street frontage along Compton Road which is designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, Minor Collector (C1) can convey a capacity of 1,000 – 3,000 trips per day. The subject property also has approximately 77 feet of street frontage along Held Drive which is a local residential street. According to the Urban Transportation Plan, Local Residential Streets (L-1A), can convey a capacity of 1,600 trips. The proposed development of 21 single-family homes will have access to Glen Oak Drive and Held Drive.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Glenoak Drive	"C1" Minor Collector	60' ROW 40' paved	60' ROW 20' paved	6522 (2015)
	Held Drive	"L-1A" Local Residential Streets	50' ROW 28' paved	40' ROW 36' ROW	No Data

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-1" Multifamily Residential to the "RS-4.5" Single Family Residential District to allow for the construction of 21 single-family homes.

Development Plan: The subject property is 2.388 acres. The proposed development of 21 single-family homes will have access to Glen Oak Drive and Held Drive.

Existing Land Uses & Zoning: The subject property is currently zoned "RM-1" Multifamily Residential Districts consists of vacant property and has remained undeveloped since annexation in 1961. To the north across north is single family residential homes zoned "RS-6" Single Family Residential. To the south are single family residential homes zoned "RS-6" Single Family Residential. To the south are single family residential homes zoned "RS-4.5" Single Family Residential. To the east is a multi-family residential development zoned "RM-1" Multifamily Residential and "CN-1" Neighborhood Commercial.

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: 8-inch ACP line at the corner of Glenoak Drive and Held Drive to the Northeast.

Wastewater: 10-inch VCP line along Glenoak Drive to the north.

Gas: 4-inch PE gas line located along Held Drive to the south.

Storm Water: 48-inch line along Glenoak Drive to the north.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff 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 is consistent with the adopted Southside Area Development Plan. The proposed rezoning is consistent with the following policies of the 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).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is also compatible with the future land use and does not have a negative impact upon the adjacent properties.
- The subject property is suitable for the uses proposed by this rezoning.
- The property is designated as per the future land use as medium density residential. As per Plan CC, medium density residential consists of between 4 and 13 units per acre. The proposed development is 2.33 Acres and proposes 21 single family homes, with a density of 9.01 units per acres meets the definition of medium-density residential.

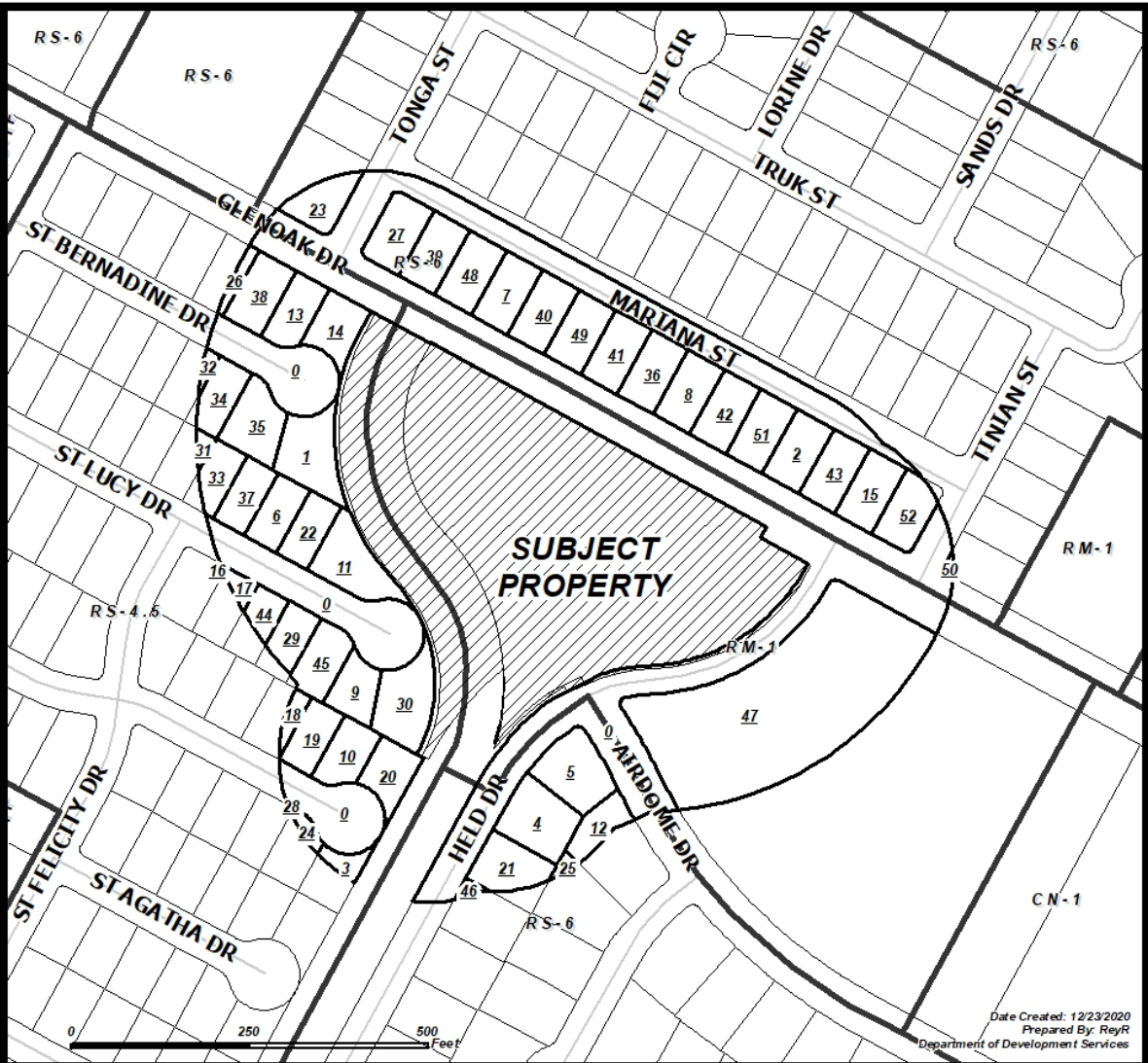
Staff Recommendation:

Approval of the change of zoning from the “RM-1” Multifamily Residential District to the “RS-4.5” Single-Family 4.5 District.

Public Notification	Number of Notices Mailed – 52 within 200-foot notification area 1 outside notification area
	<u>As of December 28, 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)



Date Created: 12/23/2020
Prepared By: ReyR
Department of Development Services

CASE: 0121-03
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 in favor

Owners within 200' listed on attached ownership table

Owners in opposition

