

# PLANNING COMMISSION FINAL REPORT

Case No. 0121-02

INFOR No. 20ZN1030

Planning Commission Hearing Date: January 6, 2021

Applicant & Legal Description	<p><b>Owner:</b> Braselton Development Company, Ltd.  <b>Applicant:</b> Urban Engineering  <b>Location Address:</b> Portion of 7601 Yorktown Boulevard  <b>Legal Description:</b> Described as a 58.95 Acre Zoning Tract, out of Lots 3, 4, 5, 12, 13, 14, 15, and 16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, being all of a 24.14 Acre Tract as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, and compromising portions of a 94.32 Acre Tract as described in a Special Warranty Deed with Vendor's Lien from Related Investors, Ltd. to Braselton Development Company, Ltd., recorded in Document No. 2020039538, Official Public Records of Nueces County, Texas, and a portion of a 9.18 Acre Tract as described in Special Warranty Deed from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039532, located south of Todd Hunter Drive, east of Rodd Field Road, west of Starry Road, and north of Oso Creek.</p>			
Zoning Request	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "RS-4.5" Single-Family 4.5 District  <b>Area:</b> 58.95 Acres  <b>Purpose of Request:</b> The proposed use will be a single-family residential subdivision and serve as an extension of the existing Rancho Vista Subdivision.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"FR" Farm Rural District	Agriculture	Medium Density Residential
	<i>North</i>	"FR" Farm Rural District	Vacant	Medium Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5 District	Conservation/ Preservation	Flood Plain Conservation
	<i>East</i>	"RS-4.5" Single-Family 4.5 District and "FR" Farm Rural District	Agriculture and Park	Medium Density Residential and Flood Plain Conservation
	<i>West</i>	"RS-4.5" Single-Family Residential	Vacant	Medium Density Residential

ADP, Map & Violations	<p><b>Area Development Plan:</b> 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 “RS-4.5” Single-Family 4.5 District is consistent with the adopted Future Land Use Map.</p> <p><b>Map No.:</b> 042029 and 043029</p> <p><b>City Council District:</b> 5</p> <p><b>Zoning Violations:</b> None</p>				
Transportation	<p><b>Transportation and Circulation:</b> The subject property will have eventual access to Rodd Field Road, which is an “A3” Primary Arterial Street. According to the Urban Transportation Plan, “A3” Primary Arterial Streets can convey a capacity of 30,000-48,000 trips per day. Currently the property is landlocked, but with future expansion of the Rancho Vista Subdivision will have access to internal local streets.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Stampede Drive	Collector	60’ ROW 40’ paved	60’ ROW 36’ paved	Not Available
	Rodd Field Road	“A3” Primary Arterial	130’ ROW 79’ paved	None	Not Available
	Oso Parkway (proposed)	“P1” Parkway Collector	80’ ROW 40’ paved	None	Not Available

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family District.

**Existing Land Uses & Zoning:** The subject property is currently zoned “FR” Farm Rural District, consists of vacant property, and has remained undeveloped since annexation in 1995. To the north is a vacant property zoned “FR” Farm Rural. Further to the north is a single-family residential subdivision (Rancho Vista) that is zoned “RS-4.5” Single Family Residential. To the south is Oso Creek, which is zoned “FR” Farm Rural District. To the east is vacant property zoned “RS-4.5” Single-Family 4.5 District. To the west is vacant land, zoned “FR” Farm Rural District, and the planned street extension of Rodd Field Road according to the Urban Transportation Plan (UTP).

**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 Ductile Iron to the north.

**Wastewater:** 8-inch PVC line to the north.

**Gas:** None.

**Storm Water:** No storm water pipe adjacent to the subject property. Storm Basin is the Oso Creek basin.

**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 “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):

- 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) and the Southside Area Development Plan. The proposed rezoning is also compatible with the future land use and does not have a negative impact upon the adjacent properties.
- 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.

**Planning Commission and Staff Recommendation (January 6, 2021):**

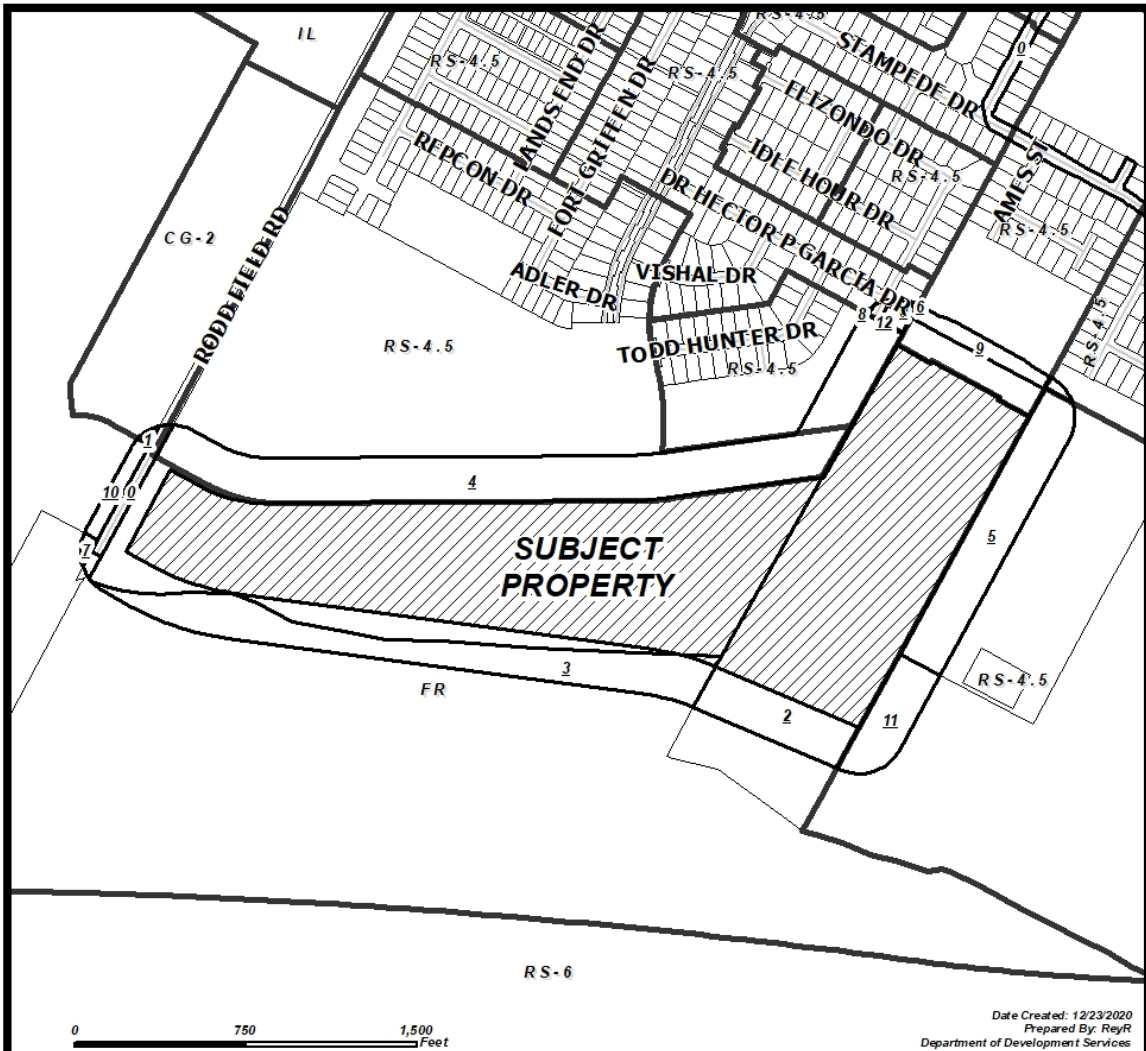
Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

<b>Public Notification</b>	Number of Notices Mailed – 12 within 200-foot notification area 4 outside notification area
	<b><u>As of December 28, 2020:</u></b>
	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.
	*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)

B. Public Comments Received (if any)



### CASE: 0121-02 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 in opposition  
4 Owners within 200' listed on attached ownership table

