

STAFF REPORT

Case No. 0421-04
INFOR No.

Planning Commission Hearing Date: April 28, 2021

Applicant & Legal Description	<p>Owner: Jackie Homes, LLC. Applicant: Munoz Engineering Location Address: 7602 Yorktown Boulevard Legal Description: 18.802 Acre Tract being out of Lots 12 and 13, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, as shown on a map recorded in volume "A", pages 41-43, map of records Nueces County, Texas said 18.802 acres also being out of a 21.08 Acre Tract described in a deed recorded in document no. 2020059085, official records Nueces County, Texas, and located along the northside of Yorktown Boulevard, south of Fred's Folly Drive, east of Rodd Field Road, and west of Cayo del Oso.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District Area: 18.80 acres Purpose of Request: To allow for the construction of a single-family residential subdivision and commercial properties.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural District and "RS-4.5" Single-Family 4.5 District	Vacant	Medium Density Residential
	<i>North</i>	"RS-4.5" Single-Family 4.5 District	Drainage and Medium Density Residential	Permanent Open Space and Medium Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5 District	Medium Density Residential	Medium Density Residential
	<i>East</i>	"RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District	Vacant	Medium Density Residential
	<i>West</i>	"FR" Farm Rural District	Vacant	Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: 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 and "CN-1" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. City Council District: 5 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 730 feet of street frontage along Yorktown Boulevard which is designated as a “A3” Primary Arterial Street. According to the Urban Transportation Plan, “A3” Primary Arterial Streets can convey a capacity between 30,000 and 48,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Yorktown Boulevard	“A3” Primary Arterial	130’ ROW 79’ paved	166’ ROW 90’ paved	N/A
	Fred’s Folly (Proposed)	“C1” Minor Collector	60’ ROW 40’ paved	None	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial District to allow for the construction of a single-family residential subdivision and property along Yorktown Boulevard for commercial development.

Development Plan: The subject property is 18.80 acres in size. The applicant has not submitted any specific plans concerning the future commercial development.

Existing Land Uses & Zoning: The subject property is currently zoned “FR” Farm Rural District, consists of vacant property, and has remained since annexation in 1995. To the north and south are single-family residential subdivisions zoned “RS-4.5” Single-Family 4.5 District. Additionally, to the north is Master Channel 31 (Drainage Ditch). To the east is a recently rezoned subdivision under development zoned “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial District. To the west is a vacant property zoned “FR” Farm Rural 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 not platted.

Utilities:

Water: 12-inch C900 line located along Yorktown Boulevard.

Wastewater: 12-inch PVC FM line located along Yorktown Boulevard.

Gas: 8-inch Service Line located along Yorktown Boulevard.

Storm Water: Roadside ditches located along Yorktown Boulevard.

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 and “CN-1” Neighborhood Commercial District 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).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage convenient access from medium-density residential development to arterial roads. (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 adjoining properties, and does not have a negative impact upon the adjacent properties.
- A proposed north/south “C1” Minor Collector Street traverses the subject property and connects Yorktown Boulevard to the single-family residential subdivision located to the north of the subject property across Master Channel 31.

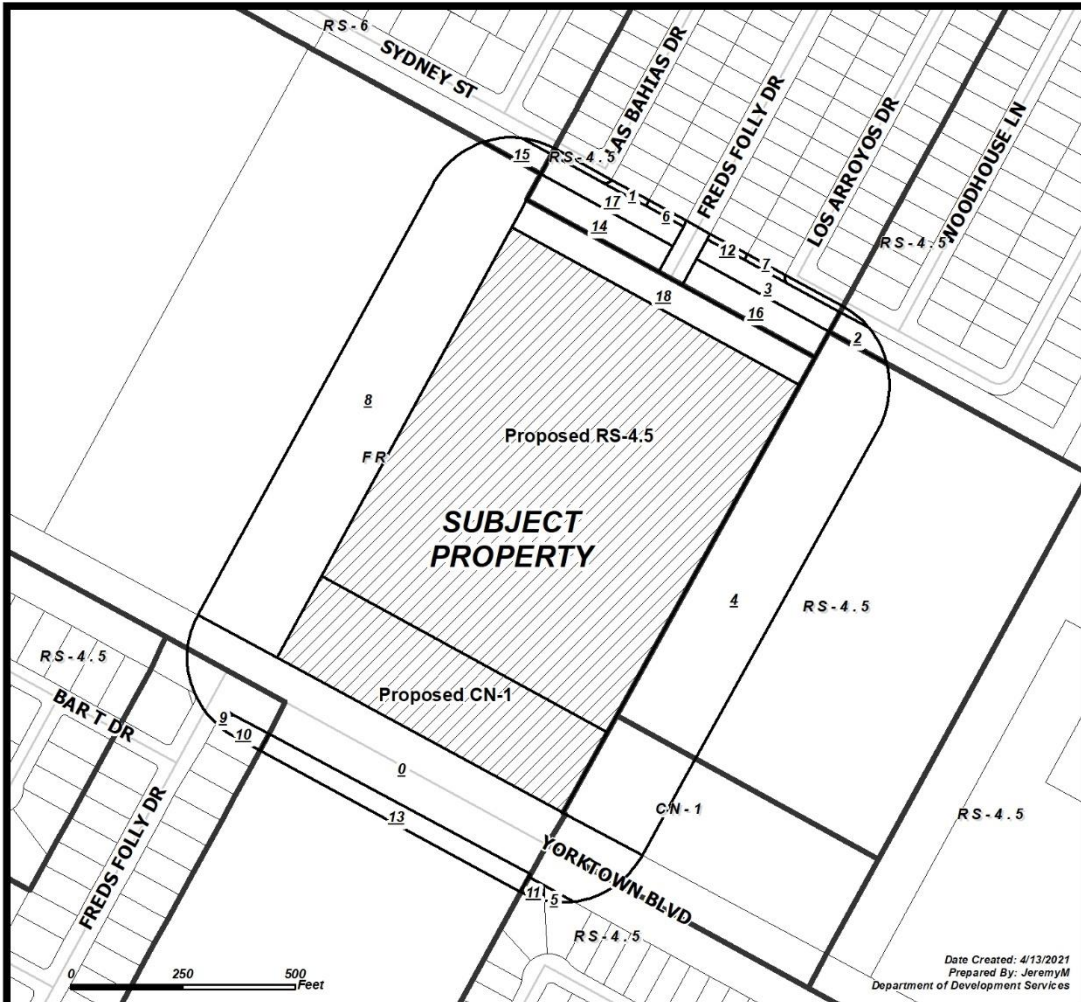
Staff Recommendation:

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial District.

Public Notification	Number of Notices Mailed – 17 within 200-foot notification area 1 outside notification area
	<u>As of April 23, 2021:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	<p>Totaling 0.00% of the land within the 200-foot notification area in opposition.</p> <p>*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</p>

Attachments:

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



Date Created: 4/13/2021
Prepared By: Jeremy M
Department of Development Services

CASE:0421-04 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-1F Two-Family
CR-1 Resort Commercial	RS-16 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

