

## STAFF REPORT

Case No. 0421-05  
INFOR No.

**Planning Commission Hearing Date:** April 28, 2021

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Vision Twenty Investments, LLC.  <b>Applicant:</b> Vision Twenty Investments, LLC  <b>Location Address:</b> 14702 Northwest Boulevard  <b>Legal Description:</b> Being a 3.868 acre tract of land, more or less, out of the west half of Block 2, Lot 3, Nueces River Irrigation Park, an addition to Nueces County, Texas, a map of which is recorded in Volume "A", Page 54 of the Map Records of Nueces County, Texas, and also being out of the land parcel described by deed recorded at Document No. 2018029882, Official Public Records of Nueces County, Texas and located along the southside of Northwest Boulevard, east of Farm to Market Road 1889, north of Siesta Loop, and west of Hazel Bazemore Parkway.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "CG-2" General Commercial District  <b>Area:</b> 3.868 acres  <b>Purpose of Request:</b> To allow for the construction of a commercial development.</p>			
<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>	"FR" Farm Rural District	Vacant	Mixed Use
	<i>North</i>	"CN-1" Neighborhood Commercial District and "CG-2" General Commercial District	Vacant	Commercial
	<i>South</i>	"FR" Farm Rural District	Vacant	Mixed Use
	<i>East</i>	"CG-2" General Commercial District	Commercial	Mixed Use
	<i>West</i>	"CG-2" General Commercial District	Vacant	Mixed Use
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for a mixed use. The proposed rezoning to the "CG-2" General Commercial is consistent with the adopted Comprehensive Plan (Plan CC).  <b>City Council District:</b> 1  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 560 feet of street frontage along Northwest Boulevard (Farm-to-Market 624) 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).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Northwest Boulevard (FM 624)	"A3" Primary Arterial	130' ROW 79' paved	155' ROW 75' paved	23,838 ADT (2013)

**Staff Summary:**

**Development Plan:** The subject property is 3.868 acres in size. The applicant states that the short term plans for the property include development of the 3.868 acre portion fronting Northwest Boulevard as two lots of equal area, intended for a mixed commercial use. The developer anticipates that an approximately 10,000 square foot single story structure will be built on each lot. The structures will be designed for multiple tenant occupancy, including a mix of general business, retail, and some restaurant use. It is further anticipated that the remainder of the 19.64 parent tract will remain vacant in the short term. Detailed plans for the possible development of the remaining property will be based on market conditions after the completion of the initial 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 are vacant properties zoned "CN-1" Neighborhood Commercial District and "CG-2" General Commercial District. To the south is a vacant property zoned "FR" Farm Rural District. To the east is a restaurant and retail store zoned "CG-2" General Commercial District. To the west is a vacant property zoned "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 not platted.

**Utilities:**

**Water:** 12-inch ACP line located along Northwest Boulevard (FM 624).

**Wastewater:** 12-inch PVC line located along Northwest Boulevard (FM 624).

**Gas:** 6-inch Service Line located along Northwest Boulevard (FM 624).

**Storm Water:** Roadside ditches located along Northwest Boulevard (FM 624).

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for a mixed use. The proposed rezoning to the "CG-2" General 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).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Commercial development of a small scale for convenience shopping needs is necessary and desirable to serve the outlying portions of the Plan area. (Northwest ADP Policy Statement B).
- The expansion of business<sup>1</sup> uses along Northwest Boulevard (F.M. 624) or any other arterial street should be planned and zoned so that the traffic carrying capacity of the street is protected. (Northwest ADP Policy Statement B).

**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.
- The proposed rezoning is also consistent with the commercial developments along the Northwest Boulevard (FM 624) corridor.

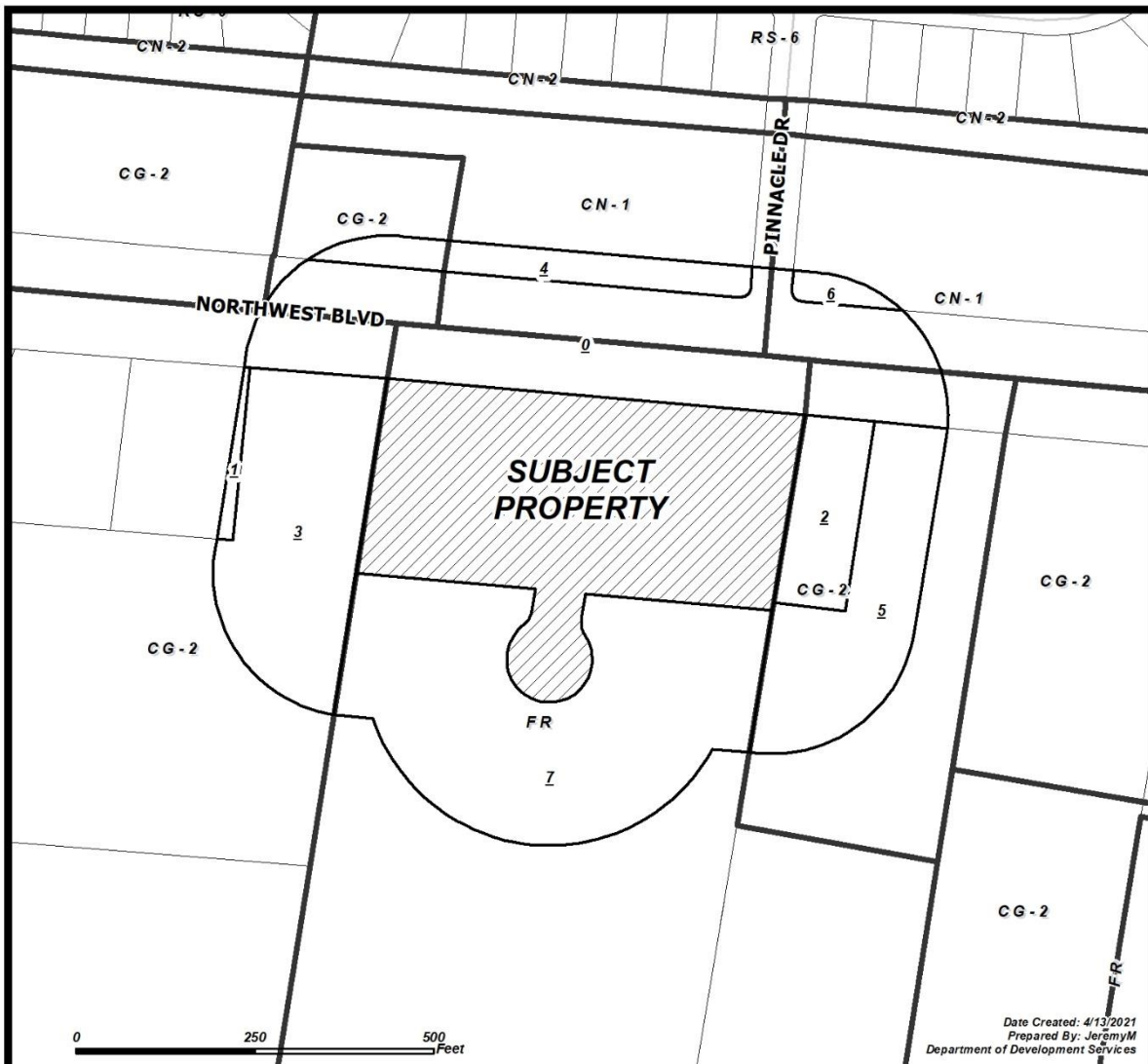
**Staff Recommendation:**

Approval of the change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 7 within 200-foot notification area 1 outside notification area	
	<u><b>As of April 23, 2021:</b></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.	
	*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:**

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



## CASE:0421-05 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 within 200' listed on attached ownership table

Owners in favor

Owners in opposition

