

# STAFF REPORT

Case No. 0621-05

INFOR No. 21ZN1018

**Planning Commission Hearing Date:** June 23, 2021

Applicant & Legal Description	<b>Owner:</b> MVR Construction Company <b>Applicant:</b> Urban Engineering <b>Location Address:</b> 6002 Greenwood Drive <b>Legal Description:</b> 33.01 Acre Zoning Tract, situated in Lot 6, Section 7, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, and being a portion of a 34.96 Acre Tract, as described in a Correction Affidavit as to General Warranty Deed from Zeba, LLC to MVR Construction Company, recorded in Document No. 2021014902, said Official Public Records, located along the west side of Martin Street, south of Holly Road, and east of Greenwood Drive.			
Zoning Request	<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "RS-4.5" Single-Family 4.5 District <b>Area:</b> 33 acres <b>Purpose of Request:</b> To allow for the construction of a single-family residential subdivision.			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family 6 District	Vacant	Medium Density Residential
	<i>North</i>	"RS-4.5" Single-Family 4.5 District	Low Density Residential	Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6 District and "IL" Light Industrial District	Vacant and Light Industrial	Light Industrial
	<i>East</i>	"IL" Light Industrial District	Vacant	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
ADP, Map & Violations	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside 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 Comprehensive Plan (Plan CC). <b>City Council District:</b> 3 <b>Zoning Violations:</b> None			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 1,000 feet of street frontage along Martin Street which is designated as a “C1” Minor Collector Street and approximately 1,500 feet of street frontage along Lands Road which is also designated as a “C1” Minor Collector Street According to the Urban Transportation Plan, “C1” Minor Collector Streets can convey a capacity between 1,000 and 3,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Martin Street	“C1” Minor Collector Street	60’ ROW 40’ paved	Not Built	Not Available
	Lands Road	“C1” Minor Collector Street	60’ ROW 40’ paved	Not Built	Not Available

### **Staff Summary:**

**Development Plan:** The subject property is 33 acres in size. The applicant is proposing a single-family residential subdivision consisting of approximately 200 units.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-6” Single-Family 6 District, consists of vacant land, and has remained since annexation in 1962. To the north is a single-family residential subdivision (Saratoga Downs Unit 3; 2020) zoned to the “RS-4.5” Single-Family 4.5 District. To the south are vacant properties, businesses, and single-family residences zoned “RS-6” Single-Family 6 District and “IL” Light Industrial District, respectively. To the east are vacant properties zoned “IL” Light Industrial District. To the west is a single-family residential subdivision (Saratoga Downs Unit 1-B; 1982) 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). However, the subject property is located adjacent to Accident Potential Zone (APZ) 2 of the Air Installation Compatibility Use Zone (AICUZ).

**Plat Status:** The property is not platted.

### **Utilities:**

- Water:** 8-inch C900 line located at Martin Street.
- Wastewater:** 8-inch PVC line located at Martin Street.
- Gas:** 2-inch Service Line located at Lands Road.
- Storm Water:** Drainage ditch through center of property.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Westside 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 Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods. (Housing and Neighborhoods Policy Statement 7).

- Encourage the protection and enhancement of residential neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- Two proposed “C1” Minor Collector Streets border and cross through the subject property. As part of the platting process, the developer will be responsible for constructing and installing public improvements. Public improvements include road construction and must be completed and accepted by the City prior to the recording of the plat and the issuance of residential building permits. The developer has the option to request an amendment to the Urban Transportation Plan.
- 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.

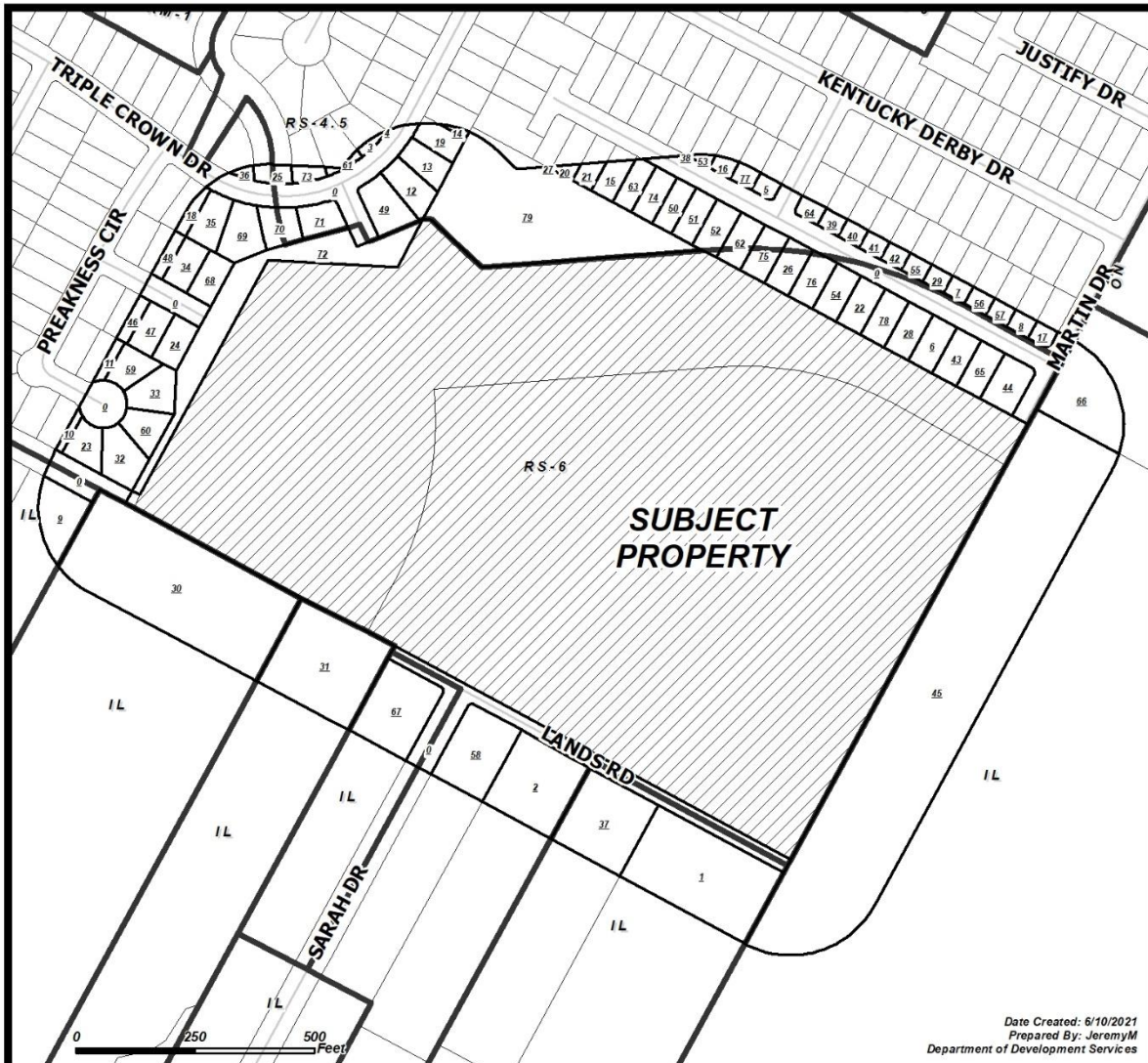
**Staff Recommendation:**

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

<b>Public Notification</b>	Number of Notices Mailed – 79 within 200-foot notification area 4 outside notification area	
	<b><u>As of June 18, 2021:</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:**

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



Date Created: 6/10/2021  
Prepared By: JeremyM  
Department of Development Services

### CASE: 0621-05 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

