

# STAFF REPORT

Case No. 0821-01

INFOR No. 21ZN1027

**Planning Commission Hearing Date:** August 4, 2021

Applicant & Legal Description	<b>Owner:</b> Jeffery C. Lundquist <b>Applicant:</b> Jeffery C. Lundquist <b>Location Address:</b> 4121 Waldron Road <b>Legal Description:</b> Being a 1.11-acre tract out of a 55.363-acre tract described in the deed recorded under Clerk's File No. 2021023284, Official Public Records of Nueces County, Texas, located along the east side of Waldron Road, south of Yorktown Boulevard, and north of the Barney M. Davis Energy Center.			
Zoning Request	<b>From:</b> "FR" Farm Rural District <b>To:</b> "RE" Estate Residential District <b>Area:</b> 1.11 acres <b>Purpose of Request:</b> To allow for the construction of a single-family home.			
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	Vacant	Low Density Residential
	<i>North</i>	"FR" Farm Rural District and "RMH" Manufactured House District	Vacant and Low Density Residential	Low Density Residential
	<i>South</i>	"FR" Farm Rural District and "RE" Estate Residential District	Vacant	Low Density Residential
	<i>East</i>	"FR" Farm Rural District	Vacant	Low Density Residential
	<i>West</i>	"FR" Farm Rural District and "RE" Estate Residential District	Vacant, Public/Semi-Public, and Low Density Residential	Low Density Residential
ADP, Map & Violations	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a low-density residential use. The proposed rezoning to the "RE" Estate Residential District is consistent with the adopted Comprehensive Plan (Plan CC). <b>City Council District:</b> 4 <b>Zoning Violations:</b> None			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 180 feet of street frontage Waldron Road which is designated as a “A1” Minor Arterial Street. According to the Urban Transportation Plan, “A1” Minor Arterial Streets can convey a capacity between 15,000 and 24,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Williams Drive	“A1” Minor Arterial	95’ ROW 64’ paved	70’ ROW 30’ paved	Not Available

### **Staff Summary:**

**Development Plan:** The subject property is 1.11 acres in size. The applicant is proposing a single-family home.

**Existing Land Uses & Zoning:** The subject property is currently zoned “FR” Farm Rural District, consists of vacant land, and has remained since 1983. To the north are properties zoned “FR” Farm Rural District, “RMH” Manufacture House District, and “RS-6” Single-Family 6 District and consist of single-family homes. To the south are properties zoned “FR” Farm Rural District and “RE” Estate Residential District. To the east is a large tract property zoned “FR” Farm Rural District. To the west, across Waldron Road, are large tract single-family properties zoned “FR” Farm Rural District and RE” Estate Residential District

**AICUZ:** The subject property is located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ), specifically Accident Potential Zone 2 (APZ-2). According to the Compatible Land Use Guidelines, a residential use with a density of 1-2 dwelling units per acres is acceptable in the APZ-2 designated areas.

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

### **Utilities:**

**Water:** 12-inch ACP line located along Waldron Road.

**Wastewater:** Not Available.

**Gas:** 2-inch Service Line located along Waldron Road.

**Storm Water:** Roadside ditches located along Waldron Road.

**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 low-density residential use. The proposed rezoning to the “RE” Estate Residential 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).

**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.
- Adjacent properties consist of lots rezoned in proximity to the subject property to the “RE” District in 2008 and 2010.

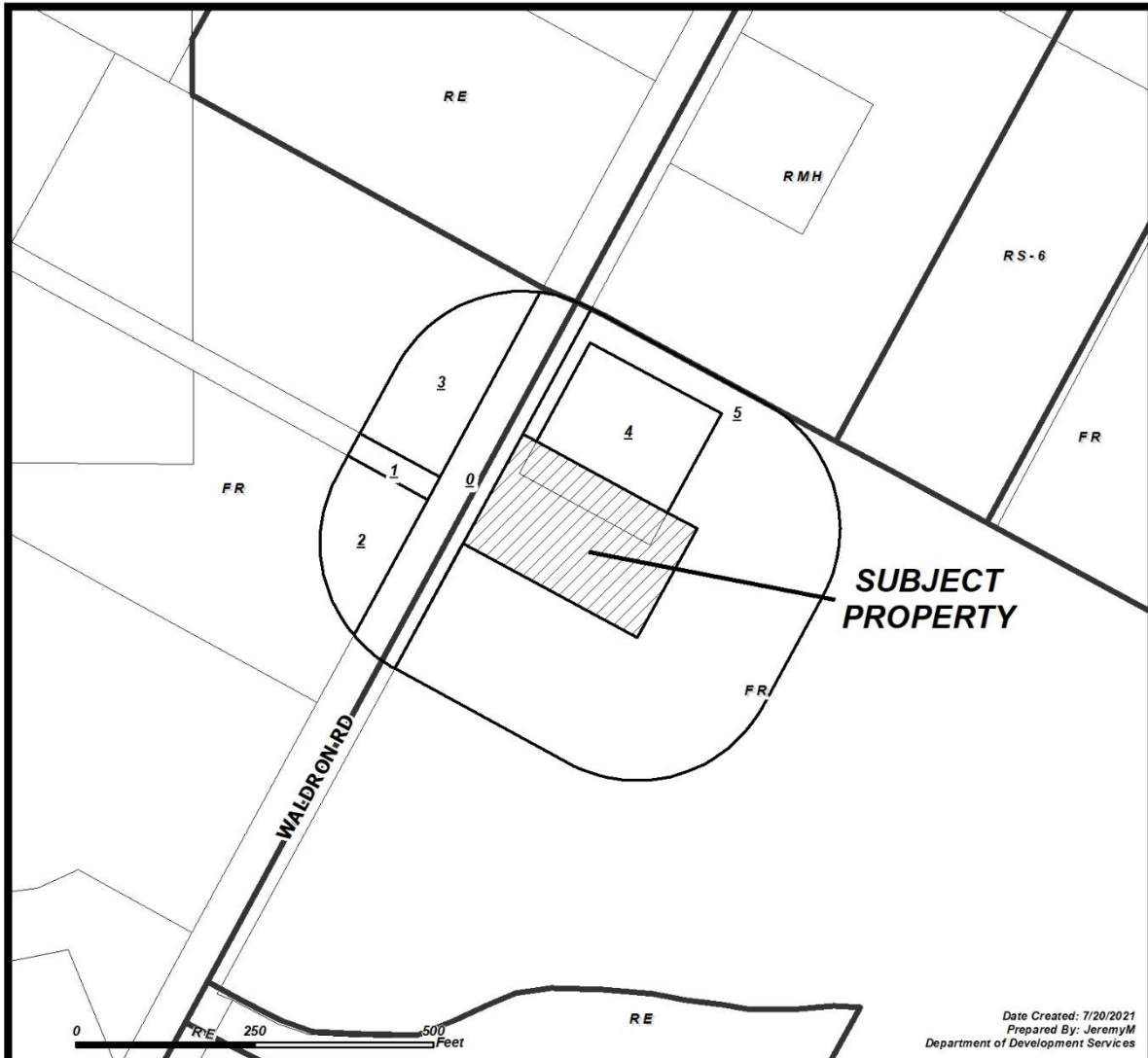
**Staff Recommendation:**

Approval of the change of zoning from the “FR” Farm Rural District to the “RE” Estate Residential District.

<b>Public Notification</b>	Number of Notices Mailed – 5 within 200-foot notification area. 1 outside notification area
	<b><u>As of July 30, 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)



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**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
CJ 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

