

STAFF REPORT

Case No. 1021-06
INFOR No. 21ZN1041

Planning Commission Hearing Date: October 27, 2021

Applicant & Legal Description	Owner: Walker Holdings and Development, LLC. Applicant: Walker Holdings and Development, LLC. Location Address: 3202 Interstate 69 Legal Description: Being 117.291 acre tract of land, more or less, a portion of Gregorio Farias Grant, Abstract 592, Nueces County, Texas, and being a portion of a 160.62 acre tract of land described by deed recorded at Document no. 2002040593, located on the east side of Interstate 69, south of County Road 52, and north of the City Limits.			
Zoning Request	From: “RS-6” Single-Family 6 District To: “RS-4.5” Single-Family 4.5 District Area: 117.29 acres Purpose of Request: To allow for the construction of single-family homes.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“FR” Farm Rural	Vacant	Medium Density Residential
	North	“RMH” Manufactured Home	Vacant and Manufactured Homes	Medium and High Density Residential
	South	“OCL” Outside City Limits	Vacant, Mobile Homes, and Light Industrial	Planned Development
	East	“FR” Farm Rural and “RE” Residential Estate	Vacant and Low Density Residential	Medium Density Residential
	West	“CG-2” General Commercial	Vacant and Commercial	Commercial and Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for single-family residential uses. The proposed rezoning to the “RS-4.5” Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC). City Council District: 1 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 290 feet of street frontage along the Interstate 69 Access Road which is designated as an “F1” Freeway/Expressway. According to the Urban Transportation Plan, “F1” Freeway/Expressways can convey a capacity between 60,000 to 200,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Interstate 69	“F1” Freeway/ Expressway	400’ ROW Varies paved	300’ ROW 250’ paved	12,985 ADT (2013)

Staff Summary:

Development Plan: The subject property is 117.29 acres in size. The owner is proposing the construction of single-family homes.

Existing Land Uses & Zoning: The subject property is currently zoned “FR” Farm Rural District, consists of vacant land, and has remained undeveloped since annexation in 1995. To the north is a Manufacture Home subdivision (Trinity Heritage West, 1999) and is zoned “RMH” Manufactured House District. To the south are properties outside of the City Limits that consist of a Mobile Home Community (Evelyn’s RV & Mobile Home Park), vacant properties, and light industrial properties. To the east are vacant properties and large tract single-family homes zoned “RE” Residential Estate District. To the west are commercial properties (Mike Shaw Toyota and Hicks Family Nissan) 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: 6-inch PVC line located from Interstate 69 or Emory Drive.

Wastewater: 12-inch PVC line located to the northeast and will be accessed through easement.

Gas: 2-inch Service Line from Emory Drive.

Storm Water: 36-inch line located along Interstate 69.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for single-family residential uses. The proposed rezoning to the “RS-4.5” Single-Family 4.5 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)
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (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.
- The future land use map designates the subject property as a Medium Density Residential use. The density is between 4 to 13 dwelling units per acre. The maximum potential buildout at 13 dwelling units per acre is 1,222 single-family homes.
- The original preliminary plat for Calallen South Subdivision was 408 dwelling units. The proposed increase of single-family homes will be an increase of 97 units to a total of 505 dwelling units.

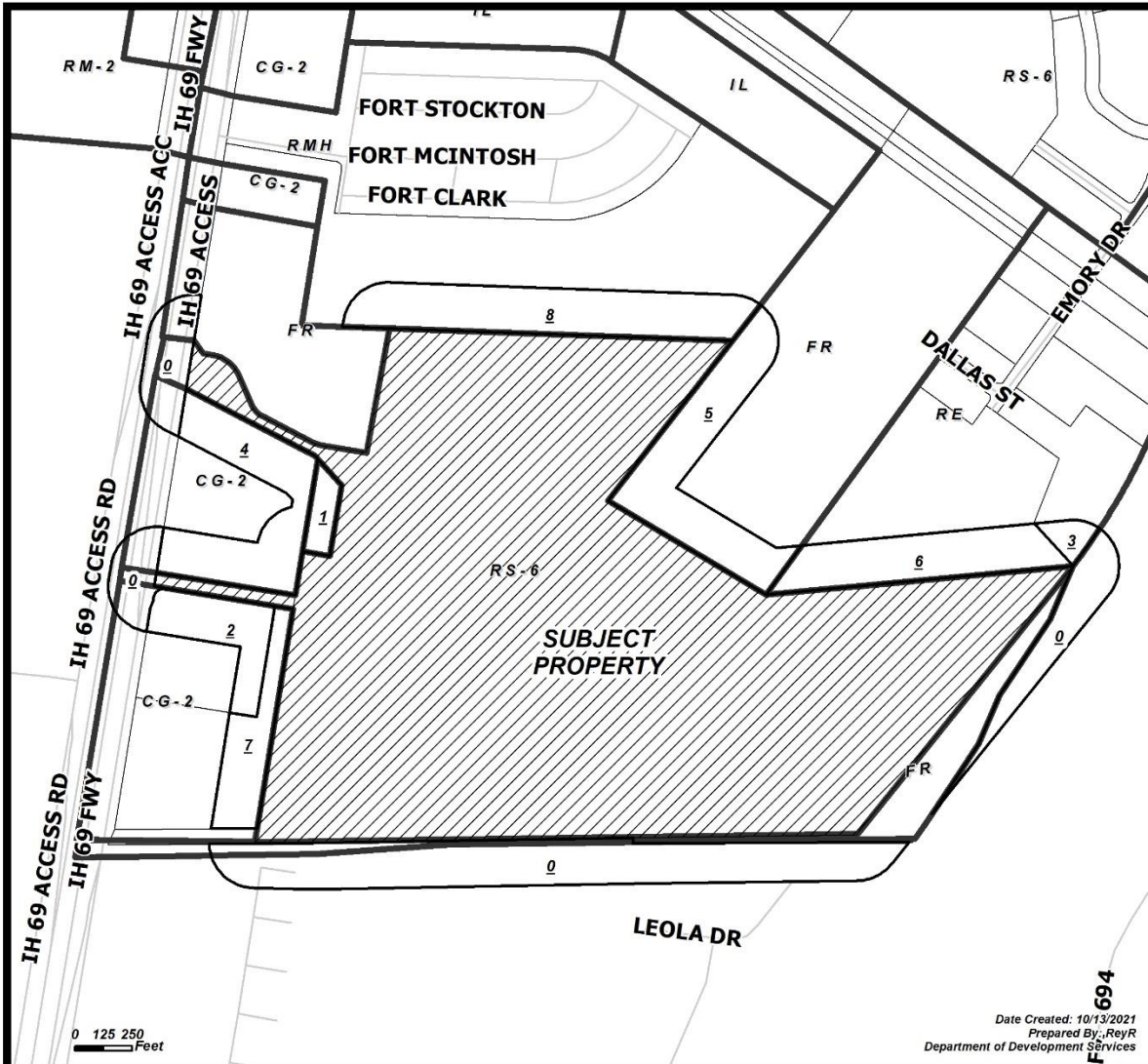
Staff Recommendation:

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

Public Notification	Number of Notices Mailed – 9 within 200-foot notification area. 7 outside notification area
	<u>As of October 22, 2021:</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

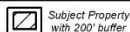
Attachments:

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



Case # 1021-06 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		



4 Owners within 200' listed on attached ownership table



X Owners in opposition

