

STAFF REPORT

Case No. 1121-01
INFOR No. 21ZN1044

Planning Commission Hearing Date: November 10, 2021

Applicant & Legal Description	Owner: L C, Alty, Ltd. Applicant: L C, Alty, Ltd. Location Address: 4042 Sweet Bay Drive Legal Description: Being 29.25-acre tract of land out of Lot 29 and 30, Section 52, Flour Bluff and Encinal Farm and Garden Tracts recorded in Volume A, Page 41, of the Map Records of Nueces County, Texas, located at the southern end of Sweet Bay Drive south of Yorktown Boulevard.			
Zoning Request	From: "FR" Farm Rural District To: "RS-4.5" Single-Family 4.5 District and "RS-6" Single-Family 6 District Area: 29.25 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
	<i>Site</i>	"FR" Farm Rural	Vacant	Low Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Vacant and Low Density Residential	Low Density Residential
	<i>South</i>	"IH" Heavy Industrial	Public/Semi-Public	Government
	<i>East</i>	"RS-TF" Two-Family	Medium Density Residential	Low Density Residential
	<i>West</i>	"FR" Farm Rural	Vacant	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for single-family residential uses. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District and "RS-6" Single-Family 6 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. City Council District: 4 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 50 feet of street frontage along the Sweet Bay Drive which is designated as an "Local / Residential" Street. According to the Urban Transportation Plan, "Local / Residential" Streets can convey a capacity up to 500 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Sweet Bay Drive	Local/Residential	50' ROW 28" paved	50' ROW 18' paved	Not Applicable

Staff Summary:

Development Plan: The subject property is 29.25 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 1961. To the north are single-family homes zoned “RS-6” Single-Family 6 District. To the south is the Barney Davis Power Plant zoned “IH” Heavy Industrial District. To the east are single-family homes zoned “RS-TF” Two-Family District. To the west are vacant properties zoned FR” Farm Rural 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 in proximity to Accident Potential Zone 2 (APZ-2) of Waldron Naval Outlying Landing Field (NOLF) and therefore subject to noise and overhead flights.

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

Utilities:

Water: 6-inch C900 line located along Sweet Bay Drive.

Wastewater: 8-inch VCP line located along Sweet Bay Drive.

Gas: 2-inch Service Line located along Sweet Bay Drive.

Storm Water: Roadside Ditches located along Sweet Bay Drive.

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 single-family residential uses. The proposed rezoning to the “RS-4.5” Single-Family 4.5 District and “RS-6” Single-Family 6 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. 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)

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- The applicant is requesting that approximately 23 acres of the subject property be rezoned to the “RS-6” Single-Family 6 District and approximately 6 acres be rezoned to the “RS-4.5” Single-Family 4.5 District. The maximum potential density for the “RS-6” District portion is 135 dwelling units and 46 dwelling units for the portion to be zoned “RS-4.5” District. According to the site plan, the applicant is proposing a total of approximately 135 homes.

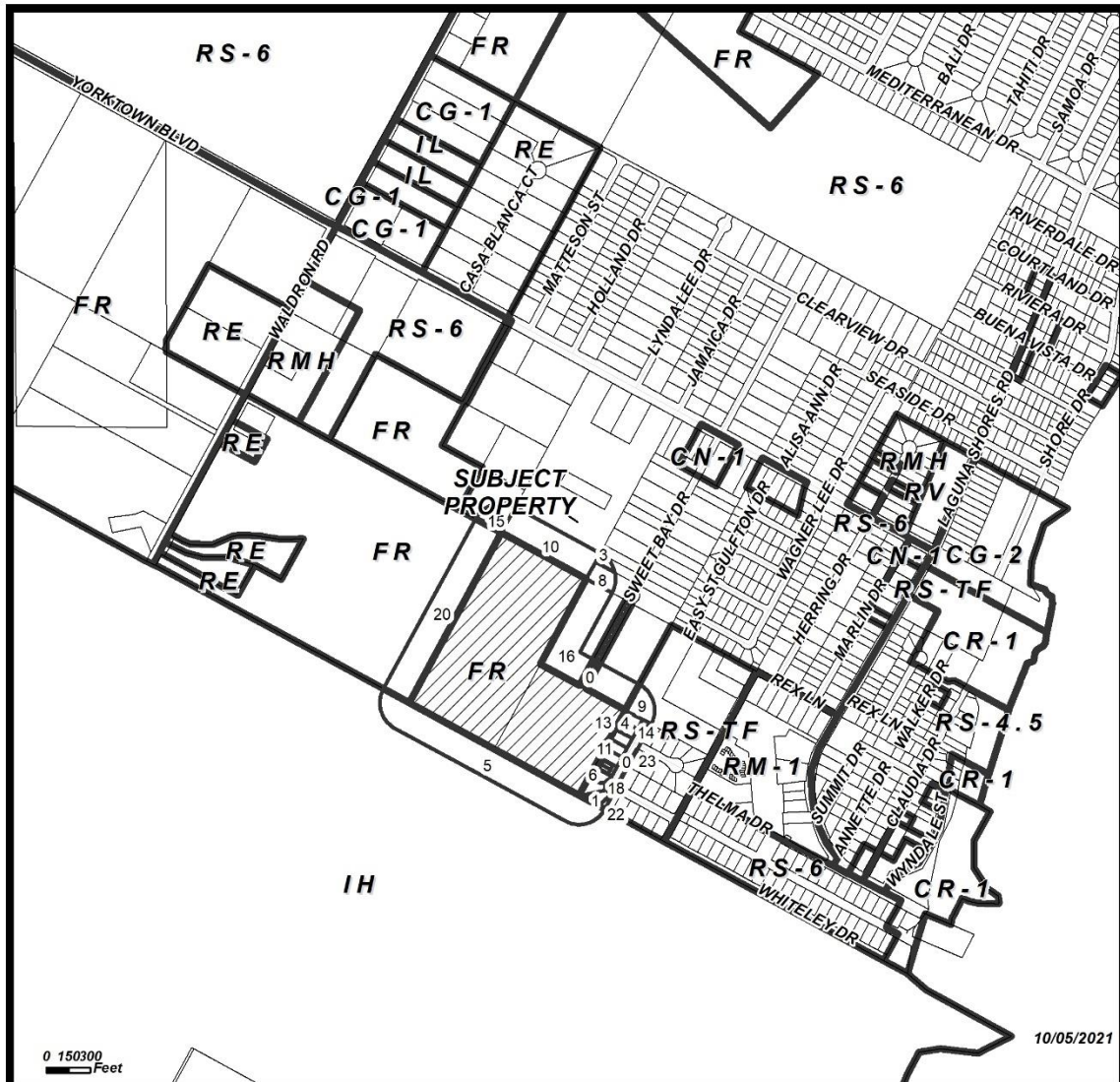
Staff Recommendation:

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and RS-6” Single-Family 6 District

Public Notification	Number of Notices Mailed – 23 within 200-foot notification area. 5 outside notification area
	<u>As of November 5, 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)



CASE: 1121-01 Zoning and 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	SP Special Permit
CG-2 General Commercial	RV Recreational Vehicle Park
CI Intensive Commercial	RMH Manufactured Home
CBD Downtown Commercial	
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

