

# STAFF REPORT

Case No. 0121-02

INFOR No.

**Planning Commission Hearing Date:** January 6, 2021

|  |   |                            |   |
|--|---|----------------------------|---|
| <b>Applicant &amp; Legal Description</b> | <p><b>Owner:</b> Braselton Development Company, Ltd.<br/> <b>Applicant:</b> Urban Engineering<br/> <b>Location Address:</b> Portion of 7601 Yorktown Boulevard<br/> <b>Legal Description:</b> Described as a 58.95 Acre tract, out of lots 3, 4, 5, 12, 13, 14, 15, and 16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, located south of Todd Hunter Drive, east of Rodd Field Road, west of Starry Road, and north of Oso Creek.</p> |                            |   |
| <b>Zoning Request</b>                    | <p><b>From:</b> "FR" Farm Rural District<br/> <b>To:</b> "RS-4.5" Single-Family Residential<br/> <b>Area:</b> 58.95 Acres<br/> <b>Purpose of Request:</b> The owner of the property is requesting a change of zoning from FR to RS-4.5. Proposed use will be single family residents, for the ultimate build-out of the existing Rancho Vista Subdivision.</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   | Agriculture                | Medium Density Residential                              |
| <i>North</i>                             | "FR" Farm Rural   | Vacant                     | Medium Density Residential                              |
| <i>South</i>                             | "RS-4.5" Single-Family Residential  | Conservation/ Preservation | Flood Plain Conservation                                |
| <i>East</i>                              | "RS-4.5" Single-Family Residential and "FR" Farm Rural  | Agriculture and Park       | Medium Density Residential and Flood Plain Conservation |
| <i>West</i>                              | "RS-4.5" Single-Family Residential  | Vacant                     | Medium Density Residential                              |
| <b>ADP, Map &amp; Violations</b>         | <p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside 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 Future Land Use Map.<br/> <b>Map No.:</b> 042029 and 043029<br/> <b>City Council District:</b> 5<br/> <b>Zoning Violations:</b> None</p>                           |                            |   |
| <b>Transportation</b>                    | <p><b>Transportation and Circulation:</b> The subject property has access from Rodd Field Road, which is an (A3) Primary Arterial. According to the Urban Transportation Plan, Primary Arterial, (A3) can convey a capacity of 30,000-48,000 trips per day. Currently the property is landlocked, but with future expansion of the Rancho Vista Subdivision will have access to internal local streets.</p>   |                            |   |

| Street R.O.W. | Street                 | Urban Transportation Plan Type | Proposed Section      | Existing Section     | Traffic Volume |
|---------------|------------------------|--------------------------------|-----------------------|----------------------|----------------|
|               | Stampede Drive         | Collector                      | 60' ROW<br>40' paved  | 60' ROW<br>36' paved | No Data        |
|               | Rodd Field             | Primary Arterial (A3)          | 130' ROW<br>79' paved | None                 | No Data        |
|               | Oso Parkway (proposed) | Parkway Collector (P1)         | 80' ROW<br>40' paved  | None                 | No Data        |

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “FR” Farm Rural Districts to the “RS-4.5” Single-Family District.

**Development Plan:** The subject property is 58.95 acres. Currently no development plan.

**Existing Land Uses & Zoning:** The subject property is currently zoned “FR” Farm Rural Districts consists of vacant property and has remained undeveloped since annexation in 1995. To the north across north is a vacant property zoned “FR” Farm Rural. Further to the north is Rancho Vista that is zoned “RS-4.5” Single Family Residential. To the south is the Oso Creek, which is zoned “FR” Farm Rural. To the west is Vacant Land, zoned “FR” Farm Rural, and the UTP planned street Rodd Field Road.

**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:** 8-inch Ductile Iron to the north.

**Wastewater:** 8-inch PVC line to the north..

**Gas:** None.

**Storm Water:** No storm water pipe adjacent to the subject property. Storm Basin is the Oso Creek basin.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Southside 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 Southside Area Development Plan. The proposed rezoning is consistent with the following policies of the Comprehensive Plan (Plan CC):

- 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) and the Southside Area Development Plan. The proposed rezoning is also compatible with the future land use and does not have a negative impact upon the adjacent properties.
- The subject property is suitable for the uses proposed by this rezoning.
- 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.

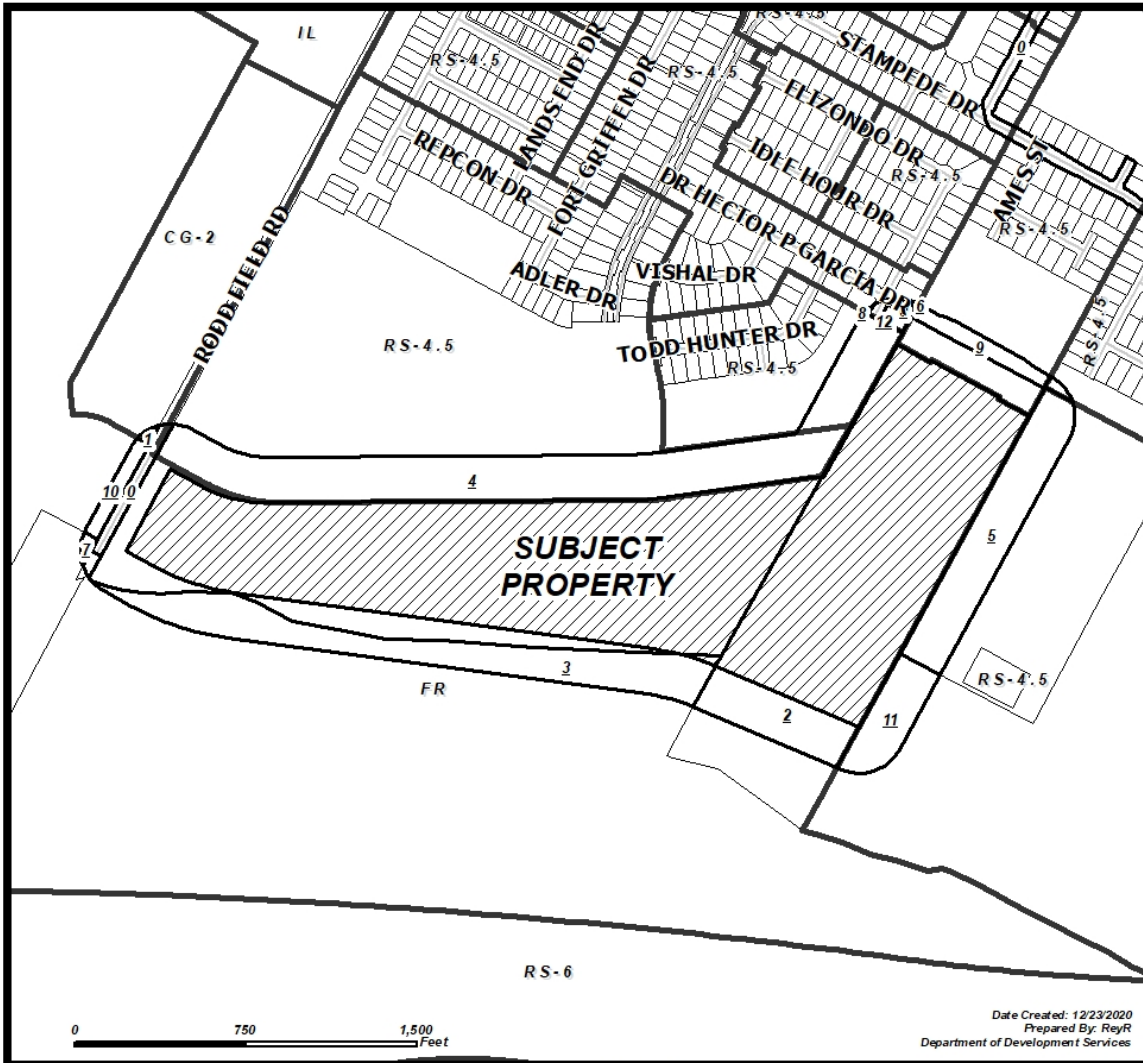
**Staff Recommendation:**

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

|                            |  |
|----------------------------|--|
| <b>Public Notification</b> | Number of Notices Mailed – 12 within 200-foot notification area<br>4 outside notification area |
|                            | <b><u>As of December 28, 2020:</u></b>   |
|                            | In Favor – 0 inside notification area<br>– 0 outside notification area                         |
|                            | In Opposition – 0 inside notification area<br>– 0 outside notification area                    |
|                            | Totaling 0.00% of the land within the 200-foot notification area in opposition.                |

**Attachments:**

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

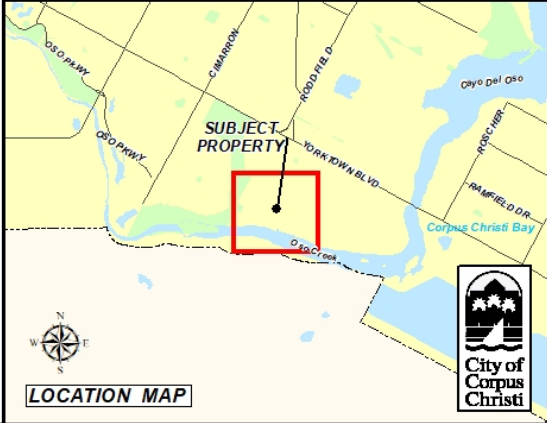


Date Created: 12/23/2020  
Prepared By: ReyR  
Department of Development Services

**CASE: 0121-02**  
**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 in favor  
 Owners in opposition  
**4** Owners within 200' listed on attached ownership table



LOCATION MAP

