



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of November 13, 2012
Second Reading Ordinance for the City Council Meeting of November 20, 2012

DATE: October 15, 2012

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Interim Director, Department of Development Services
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PUBLIC HEARING – CHANGE OF ZONING
Yorktown Oso Joint Venture (Case No. 1012-04)
Change from “FR” Farm Rural District to “RS-4.5” Single-Family 4.5 District
Property Address: 7201 Yorktown Boulevard

CAPTION:

Case No. 1012-04 Yorktown Oso Joint Venture: A change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District, without resulting in a change of future land use. The property to be rezoned is described as being a 13.206-acre tract of land out of Lots 31 and 32, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located east of Rodd Field Road and south of High Gun Drive.

PURPOSE:

The purpose of this item is to rezone the property to allow the development of a single-family and clustered housing subdivision.

RECOMMENDATION:

Planning Commission and Staff Recommendation (October 10, 2012):
Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

BACKGROUND AND FINDINGS:

The applicant is requesting a change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District to allow the platting and subsequent construction of a residential subdivision. The applicant is proposing an extension of the Rancho Vista Subdivision. The purpose of the change of zoning is to allow the development of 71 single-family residential lots on the 13.206-acre tract of land. A portion of the lots in this area will be developed using the Clustered Development Overlay District, which gives the developer a higher density than the standard single-family zoning district while increasing the amount of open space required for the site. Utilizing the Clustered Development Overlay will help provide a mix of housing types in the area and opportunities exist for the City to give the developer incentives for using certain storm water infiltration designs to protect the Oso Creek.

South of the subject property is vacant land that is zoned “FR” Farm Rural District. Phases of the Rancho Vista subdivision are being constructed north and east of the subject property and are zoned “RS-4.5” Single-Family 4.5 District. Also to the east of the subject property is vacant

land zoned "FR" Farm Rural District. West of the subject property is the proposed Rodd Field Road extension and across the future road is predominantly vacant land zone the "IL" Light Industrial District.

ALTERNATIVES:

1. Approve an intermediate zoning district or Special Permit; or
2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is consistent with the Comprehensive Plan and the adopted Future Land Use Plan, which slates the property for a low density residential use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning, Legal, and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2011-2012	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

- Aerial Overview Map
- Zoning Report with Attachments
- Ordinance with Exhibit