



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 06/15/21
Second Reading Ordinance for the City Council Meeting 06/22/21

DATE: May 11, 2021
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
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Rezoning a property at or near 7602 Yorktown Boulevard

CAPTION:

Zoning Case No. 0421-04, Jackie Homes, LLC.: (District 5) Ordinance rezoning property at or near 7602 Yorktown Boulevard from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District and the "CN-1" Neighborhood Commercial District.

SUMMARY:

The purpose of the rezoning request is to allow the construction of a single-family residential subdivision and commercial properties.

BACKGROUND AND FINDINGS:

The subject property totals 18.80 acres in size and is currently zoned "FR" Farm Rural District, consists of vacant property, and has remained since annexation in 1995. To the north and south are single-family residential subdivisions zoned "RS-4.5" Single-Family 4.5 District. Additionally, to the north is Master Channel 31 (Drainage Ditch). To the east is a recently rezoned subdivision under development zoned "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District. To the west is a vacant property zoned "FR" Farm Rural District.

Conformity to City Policy

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 is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon the adjacent properties. A proposed north/south "C1" Minor Collector Street traverses the subject property and connects Yorktown Boulevard to the single-family residential subdivision located to the north of the subject property across Master Channel 31.

Public Input Process

Number of Notices Mailed
17 within 200-foot notification area
1 outside notification area

As of May 11, 2021:

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 200-foot notification area* is 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

ALTERNATIVES:

1. Denial of the zoning to the "RS-4.5" Single-Family 4.5 District and the "CN-1" Neighborhood Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Commission Recommendation

Planning Commission recommended approval of the zoning to the "RS-4.5" Single-Family 4.5 District and the "CN-1" Neighborhood Commercial District on April 28, 2021.

Staff recommends approval of the zoning request.

Vote Count:

For: 8

Opposed: 0

Absent: 1

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report