

# ZONING REPORT

Case No.: 1012-04

HTE No. 12-10000033

Planning Commission Hearing Date: October 10, 2012

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Representative:</b> Yorktown Oso Joint Venture  <b>Owner:</b> Related Investors, Ltd.  <b>Legal Description/Location:</b> 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.</p>				
<b>Zoning Request</b>	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "RS-4.5" Single-Family 4.5 District  <b>Area:</b> 13.206 acres  <b>Purpose of Request:</b> To allow the development of a single-family and clustered housing 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	Vacant	Low Density Residential	
	<i>North</i>	"RS-4.5" Single-Family 4.5	Vacant & Low Density Residential	Low Density Residential	
	<i>South</i>	"FR" Farm Rural	Vacant	Low Density Residential	
	<i>East</i>	"RS-4.5" Single-Family 4.5 & "FR" Farm Rural	Vacant & Low Density Residential	Low Density Residential	
	<i>West</i>	"IL" Light Industrial	Vacant & Public and Semi Public	Light Industrial	
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located in the Southside Area Development Plan (ADP) and is planned for a low density residential use. The proposed change of zoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Future Land Use Plan.  <b>Map No.:</b> 042029, 042030  <b>Zoning Violations:</b> None</p>				
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property is located along the west side of the future Rodd Field Road, which is a proposed "A3" Primary-Arterial Divided street. The property has access to Laurelas Road and Fort Griffen Drive, which are local residential streets.</p>				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume (2011)</b>
	Rodd Field Rd.	"A3" Primary-Arterial Divided	130' ROW, 79' paved	Not Built	Not Available
	Fort Griffen Dr.	"Local" Residential	50' ROW 28' paved	50' ROW 28' paved	Not Available
	Laurelas Rd.	"Local" Residential	50' ROW 28' paved	50' ROW 28' paved	Not Available

**Staff Summary:**

**Requested Zoning:** 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 consisting of 71 single-family lots and utilizing the Clustered Development Overlay regulations.

**Applicant’s Development Plan:** The applicant is proposing an extension of the Rancho Vista Subdivision consisting of 71 single-family residential lots on the 13.206-acre tract of land. A portion of the lots in this development will use 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 and requiring common open space with recreational features.

**Existing Land Uses & Zoning:** 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 vacant land zoned “FR” Farm Rural and across the proposed Rodd Field Road is predominately vacant land zoned as the “IL” Light Industrial District.

**AICUZ:** The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

**Comprehensive Plan & Area Development Plan (ADP) Consistency:** The proposed change of zoning is consistent with elements of the Comprehensive Plan and the adopted Future Land Use Plan, which slates the property for a low density residential use. Staff will encourage the developer to implement the following ideas of the Comprehensive Plan within the proposed subdivision:

- 1.) Encourage parkland dedication within the Oso Creek area that enhances pedestrian access from neighborhoods to the Oso Creek and to provide pedestrian access and parks along the creek (*Southside Area Development Plan*, Environmental Policy Statement A.1.D).
- 2.) Drainage easements of sufficient width and appropriate slope, as dictated by the current drainage master plan, should be encouraged for installation of bike and pedestrian paths (*Southside Area Development Plan*, Public Service Policy Statement D.5).

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

**Department Comments:**

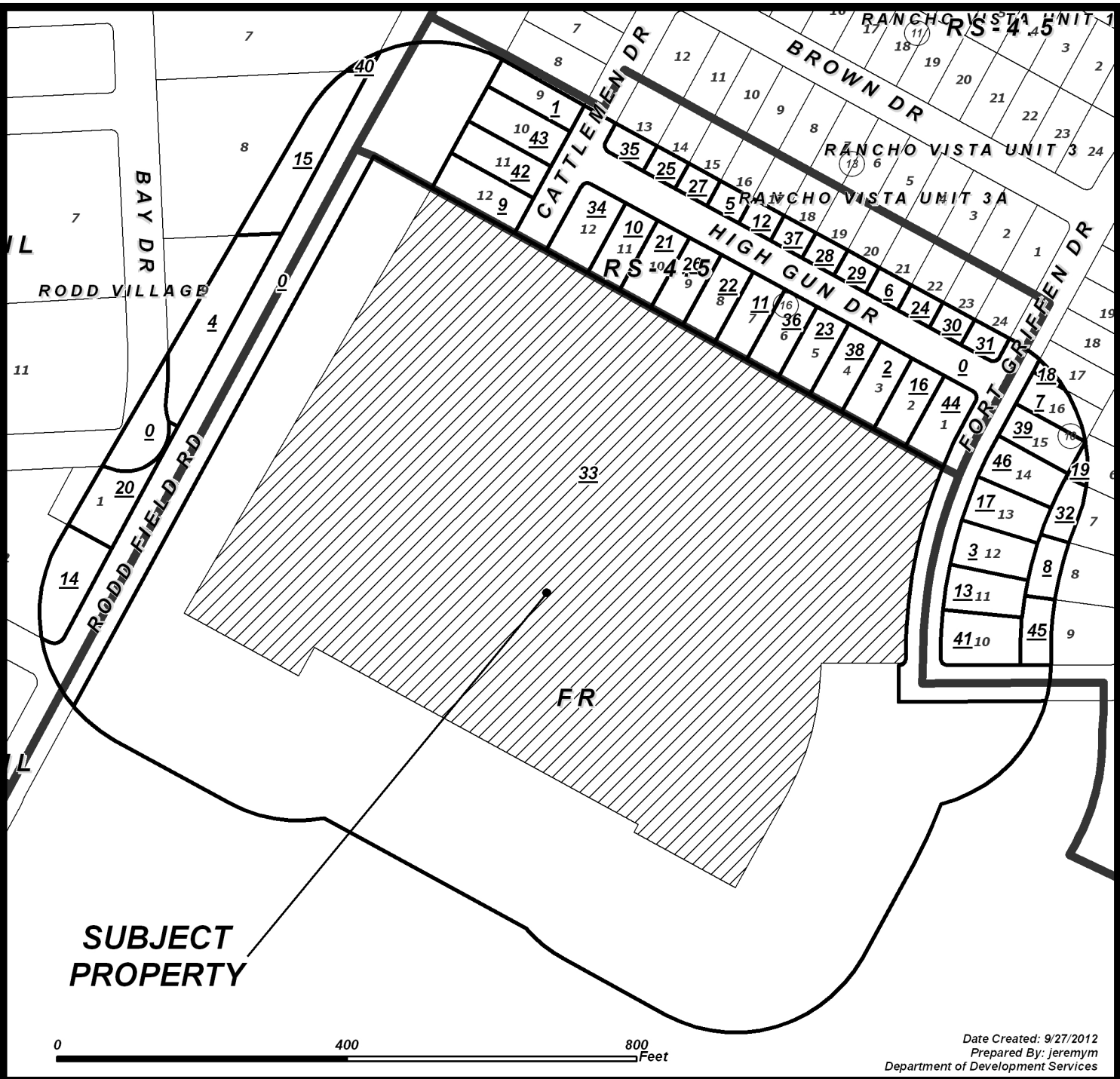
- The proposed single-family subdivision is consistent with the adopted Future Land Use Plan and is an appropriate use for this land.
- Utilizing the Clustered Development Overlay will help provide a mix of housing types in the area and opportunities exist for the City to give the developer incentives for using certain storm water infiltration designs to help protect the Oso Creek.

**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.

<b>Public Notification</b>	Number of Notices Mailed – 46 within 200' notification area; 1 outside notification area
	<u>As of October 15, 2012:</u>
	In Favor – 1 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
	For 0.00% in opposition.

Attachments: 1. Location Map (Existing Zoning & Notice Area)




Date Created: 9/27/2012  
 Prepared By: jeremym  
 Department of Development Services

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### 2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

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 within 200' listed on attached ownership table
-  Owners in opposition

