



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 20, 2015
Second Reading for the City Council Meeting of October 27, 2015

DATE: September 28, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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**Public Hearing and First Reading for Property located south of Yorktown Boulevard
between Fred's Folly Drive and Starry Road**

CAPTION:

Case No. 0915-05 Patricia H. Wallace, Trustee #2.: A change of zoning from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District. The property is described as being a 115.72-acre tract of land out of Lots 22 through 27, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Yorktown Boulevard between Fred's Folly Drive and Starry Road.

PURPOSE:

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

RECOMMENDATION:

Planning Commission and Staff Recommendation (September 23, 2015):
Approval of the change of zoning from the "RS-6" Single-Family 6 District and "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant proposes to construct Riverbend Subdivision. The requested rezoning to the "RS-4.5" Single-Family 4.5 District furthers various policies and goals of the Comprehensive Plan and the Southside Area Development Plan pertaining to residential development and infill development and is suited for the proposed uses allowed by the "RS-4.5" Single-Family 4.5 District., i.e. low density residential uses. The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. It is staff's opinion that the requested rezoning will not have a negative impact upon the surrounding neighborhood.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and the rezoning to "RS-4.5" Single-Family 4.5 District is consistent with elements of the Southside ADP and the adopted Future Land Use Map.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2015-2016	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:

Presentation - Aerial Map
Ordinance
Planning Commission Final Report