



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of August 26, 2014
Second Reading Ordinance for the City Council Meeting of September 9, 2014

DATE: August 1, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services
Department
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**Rezoning from Farm Rural to Single-Family Residential
By Related Investors, Ltd.
Property Address: 7201 Yorktown Boulevard**

CAPTION:

Case No. 0714-06 Related Investors, Ltd.: A change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District, not resulting in a change to the Future Land Use Plan. The property is described as being a 12.28 acre tract of land out of Lots 1 and 2, Section 24 and Lots 31 and 32, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located along the east side of Rodd Field Road, approximately 2,200 feet south of Yorktown Boulevard.

PURPOSE:

The purpose of this item is to rezone the property to allow a single-family residential subdivision.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 30, 2014):

Approval of rezoning from the "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 is requesting a change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District to allow (78) single-family lots with a minimum of 4,500 square feet in lot area, 45-foot lot widths, and 20-foot front yards.

Twenty-four of the lots, Block 21 of the development, will be designed according to standards of a Clustered Development Overlay in the Unified Development Code. No minimum width or depth of a lot shall apply, but the development may not exceed the maximum density permitted within the underlying district. The development for Block 21 will incorporate a Home Owner's Association for the maintenance of common facilities, drives, alleys, pedestrian paths, open space, parking areas and storm water maintenance onsite.

The developer has plans to expand Rancho Vista ultimately to the Oso Creek. The "RS-4.5" Single-Family 4.5 District is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment. This rezoning does not have a negative impact upon the surrounding neighborhood.

ALTERNATIVES:

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. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District 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:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	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:

Ordinance with Exhibits
Report with Attachments
Aerial Map