



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of April 22, 2014
Second Reading Ordinance for the City Council Meeting of April 29, 2014

DATE: March 27, 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 Commercial, Low Density Residential and Apartment
By Dorsal Development, LLC
Property Address: 8010 Yorktown Boulevard**

CAPTION:

Case No. 0314-04 Dorsal Development, LLC: A change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District on Tract 1; to the "RM-2" Multifamily 2 District on Tract 2; to the "RM-1" Multifamily 1 District on Tract 3; to the "RS-4.5" Single-Family 4.5 District on Tract 4; and to the "RS-TF" Two-Family District on Tract 5. The property is described as being a 70.201-acre tract of land out of Lots 7, 8, 9 and 10, Section 25 and Lots 1, 2, 5 and 6, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Yorktown Boulevard at the intersection of Starry Road.

PURPOSE:

The purpose of this item is to rezone the property to allow for a commercial, multifamily, duplex, and single-family development.

RECOMMENDATION:

Planning Commission and Staff recommend approval of the rezoning on:

- Tract 1 from "FR" Farm Rural District to "CG-2" General Commercial District
- Tract 2 from "FR" Farm Rural District to "RM-2" Multifamily 2 District
- Tract 3 from "FR" Farm Rural District to "RM-1" Multifamily 1 District
- Tract 4 from "FR" Farm Rural District to "RS-4.5" Single-Family 4.5 District
- Tract 5 from "FR" Farm Rural District to "RS-TF" Two-Family District

BACKGROUND AND FINDINGS:

As detailed in the attached report, the 70.201-acre vacant subject property is zoned “FR” Farm Rural and the applicant is requesting a rezoning to allow general commercial, multifamily, duplex, and single-family development. The property to be rezoned is suitable for the uses permitted by the requested zoning districts. This rezoning is consistent with the Comprehensive Plan policies. The impact of the commercial uses and the high density residential uses will be minimal due to the commercial development and apartments having direct access to Yorktown Boulevard. The implementation of the buffer requirements will also minimize the impact to the low density residential.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

Although portions of the development of the subject property are not consistent with the Future Land Use Map, the proposed rezoning is overall consistent with the policies of the Comprehensive Plan and Area Development Plan.

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 and Rezoning Maps