

STAFF REPORT

Case No. 1217-02
 INFOR No. 17ZN1041

Planning Commission Hearing Date: December 13, 2017

Applicant & Legal Description	<p>Owner/Applicant: Dorsal Development, LLC. Location Address: 8101 Slough Road Legal Description: Being a 19.398 acre tract of land, more or less, a portion of Lot 8, Section 25 and a portion of Lots 1 and 2, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, located north of Yorktown Boulevard, east of Rodd Field Road, and west of Roscher Road.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-4.5" Single-Family 4.5 District Area: 19.398 acres Purpose of Request: To allow for the construction of a single-family home subdivision.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"FR" Farm Rural District	Vacant and Drainage Corridor	Medium Density Residential and Permanent Open Space
<i>North</i>		"RS-6" Single-Family 6 District and "RS-TF" Two-Family	Vacant	Medium Density Residential
<i>South</i>		"RS-4.5" Single-Family 4.5 District	Vacant	Medium Density Residential
<i>East</i>		"FR" Farm Rural District	Vacant	Medium Density Residential
<i>West</i>		"RS-4.5" Single-Family 4.5 District	Vacant	Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for medium density uses. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is <u>consistent</u> with the adopted Future Land Use Map, PlanCC, and the Southside Area Development Plan. Map No.: 041030 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property is currently landlocked, but shares access to Yorktown Boulevard which is designated as an "A3" Arterial Street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Yorktown Boulevard	"A3" Arterial Street	130' ROW 79' paved	165' ROW 28' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District to allow for the construction of a single-family home subdivision.

Development Plan: The subject property is 19.398 acres in size. The owner is proposing a single-family residential subdivision with approximately 290 units.

Existing Land Uses & Zoning: The subject property is currently zoned "FR" Farm Rural District and consists of a vacant property. The subject property was zoned "FR" Farm Rural in 1995 at the time of annexation. To the north is a large tract single family home and zoned "RS-6" Single-Family 6 District, Master Ditch 31, and vacant land. Master Ditch 31 has a drainage right-of-way width of approximately 185 feet and a depth of 5.28 feet. To the east is vacant land zoned "FR" Farm Rural and the Cayo del Oso. To the south are vacant tracts zoned "RS-4.5" Single-Family 4.5 District (part of this proposed subdivision 'Azali Estates'), "RM-1" Multifamily District, "RS-TF" Two Family District, and "CG-2" General Commercial District. All rezonings occurred in 2014. The multifamily rezonings are identified on a proposed preliminary plat to serve as apartment complexes. To the west are vacant tracts zoned "RS-4.5" Single-Family 4.5 District in 2014, vacant land zoned "FR" Farm Rural District, and an existing subdivision (Grange Park Unit 1) zoned "RS-4.5" Single-Family 4.5 District.

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

Plat Status: The property is not platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the Future Land Use Map, PlanCC, the Southside Area Development Plan (ADP), and consistent with the following policies of the PlanCC:

- Encourage the protection and enhancement of residential neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

Department Comments:

- The proposed rezoning is consistent with the Future Land Use Map, the Southside Area Development Plan (ADP) and PlanCC.
- Surrounding properties have been rezoned with a pattern towards residential development as recently as 2014.
- The Oso Parkway Master Plan requires large lot developments (1 acre or larger) along Oso Parkway with a minimum frontage of 150 feet. Additionally, the Oso Parkway Master Plan requires that lots with frontage on Oso Parkway, or series of lots, such that the average spacing of driveways is 150' or more when averaging both frontages. These issues will need to be resolved at the time of platting.
- The subject property is a portion of a proposed 290 unit single-family subdivision.

Staff Recommendation:

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

Public Notification	Number of Notices Mailed – 9 within 200-foot notification area 4 outside notification area
	<u>As of December 8, 2017:</u>
	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 land within the 200-foot notification area in opposition.	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)