



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of March 18, 2014
Second Reading Ordinance for the City Council Meeting of March 25, 2014

DATE: February 13, 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 The Yorktown Oso Joint Venture
Property Address: 7201 Yorktown Boulevard**

CAPTION:

Case No. 0214-03 Yorktown Oso Joint Venture: 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 22.87-acre tract of land, more or less, out of Lots 2-4, Section 24 and Lots 29-31, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located at the ends of Fort Griffen Drive and Prax Morgan Place and south of Laurelas and Idle Hour Drives.

PURPOSE:

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

RECOMMENDATION:

Planning Commission and Staff Recommendation (February 12, 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 single-family lots with a minimum of 4,500 square feet in lot area, 45-foot lot widths, and 20-foot front yards.

The applicant is proposing to construct three additional phases of the Rancho Vista Subdivision. Rancho Vista Subdivision Unit 10 will consist of 41 lots and Unit 11 will consist of 39 lots. A unit number has not been determined for the last phase, but will consist of 31 lots.

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