



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 02/23/21  
Second Reading Ordinance for the City Council Meeting 03/02/21

**DATE:** January 24, 2021  
**TO:** Peter Zanoni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
AlRaymond@cctexas.com  
(361) 826-3575

Rezoning a property at or near 7601 Yorktown Boulevard

### **CAPTION:**

Zoning Case No. 0121-02, Braselton Development Company, Ltd.: (District 5) Ordinance rezoning property at or near 7601 Yorktown Boulevard from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

### **SUMMARY:**

The purpose of the zoning request is to allow for the construction of a single-family residential subdivision.

### **BACKGROUND AND FINDINGS:**

The subject property is 58.95 acres in size. The subject property is currently zoned "FR" Farm Rural District and has remained undeveloped since annexation 1995. The proposed rezoning will allow the continued development of the Rancho Vista Subdivision by approximately 200 single-family homes.

#### ***Conformity to City Policy***

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC) and does not have a negative impact upon the adjacent properties. Access to the subject property currently occurs through Rancho Vista Boulevard and Fred's Folly Drive. The eventual extensions of South Oso Parkway and Rodd Field Road will provide additional points of access. City Council approved as part of Bond 2020, \$1.9 Million for designing the reconstruction of Yorktown Boulevard from Rodd Field Road to Oso Creek.

#### ***Public Input Process***

Number of Notices Mailed  
12 within 200-foot notification area  
4 outside notification area

As of December 28, 2020:

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.

### ***Commission Recommendation***

Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District on January 6, 2021.

### **ALTERNATIVES:**

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

### **FISCAL IMPACT:**

There is no fiscal impact associated with this item.

### **RECOMMENDATION:**

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District with following vote count.

#### *Vote Count:*

For: 9

Opposed: 0

Absent: 0

Abstained: 0

### **LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report