

# PLANNING COMMISSION FINAL REPORT

Case No. 1114-03

HTE No. 14-10000040

Planning Commission Hearing Date: November 5, 2014

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Representative:</b> Related Investors, Ltd.  <b>Owner:</b> Related Investors, Ltd.  <b>Legal Description/Location:</b> Being 13.18 acres out of Lots 3 and 4, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, located east of Rodd Field Road and south of Idle Hour Drive.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "RS-4.5" Single-Family 4.5 District  <b>Area:</b> 13.18 acres  <b>Purpose of Request:</b> To allow construction of a single-family residential subdivision consisting of 57 units.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<i>Site</i>		"FR" Farm Rural	Vacant	Low Density Residential
<i>North</i>		"RS-4.5" Single-Family 4.5	Vacant	Low Density Residential
<i>South</i>		"FR" Farm Rural	Vacant	Low Density Residential
<i>East</i>		"FR" Farm Rural	Vacant	Low Density Residential
<i>West</i>		"FR" Farm Rural	Vacant	Low Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for a low density residential use. The proposed change of zoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Future Land Use Plan.  <b>Map No.:</b> 042029  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> This phase of the Rancho Vista Subdivision will have indirect access to Yorktown Boulevard, which is an “A3” Primary-Arterial Divided street. The A3 Arterial is designed to augment the freeway system and serves major through movements of traffic between important centers of activity, major traffic generators and with a substantial portion of trips entering and leaving the area. The maximum desirable average daily trips for an A3 Arterial are 30,000 to 48,000.				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume (2011)</b>
	Yorktown Blvd.	“A3” Primary-Arterial Divided Street	130’ ROW, 79’ paved	140’ ROW 24’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District, which allows for a minimum lot area of 4,500 square feet, a minimum lot width of 45 feet, and a 20-foot front yard setback.

The “RS-4.5” District allows for single-family detached houses and group homes. Zero lot line developments are permitted subject to limitations. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

**Applicant’s Development Plan:** The applicant is proposing the development of Unit 13 of the Rancho Vista Subdivision. The development will be constructed in one phase and will result in 57 single-family lots. The subject property will be platted and local residential streets will be constructed as part of the Rancho Vista Subdivision.

**Existing Land Uses & Zoning:** South, east and west of the subject property is vacant land that is zoned “FR” Farm Rural District. An expansion of the Rancho Vista Subdivision is being constructed north of the property and is zoned “RS-4.5” Single-Family 4.5 District. The developer has plans to expand Rancho Vista ultimately to the Oso Creek.

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

**Comprehensive Plan & Area Development Plan Consistency:** The proposed change of zoning is consistent with the Comprehensive Plan and the adopted Future Land Use Plan, which slates the property for a low-density residential use.

**Plat Status:** The subject property is not platted.

**Department Comments:**

- Extension of the Rancho Vista Subdivision is consistent with the adopted Future Land Use Plan and is an appropriate use for this land.
- The Zoning Map amendments are consistent with the Comprehensive Plan.
- 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.
- The Zoning Map amendment does not have a negative impact upon the surrounding neighborhood.

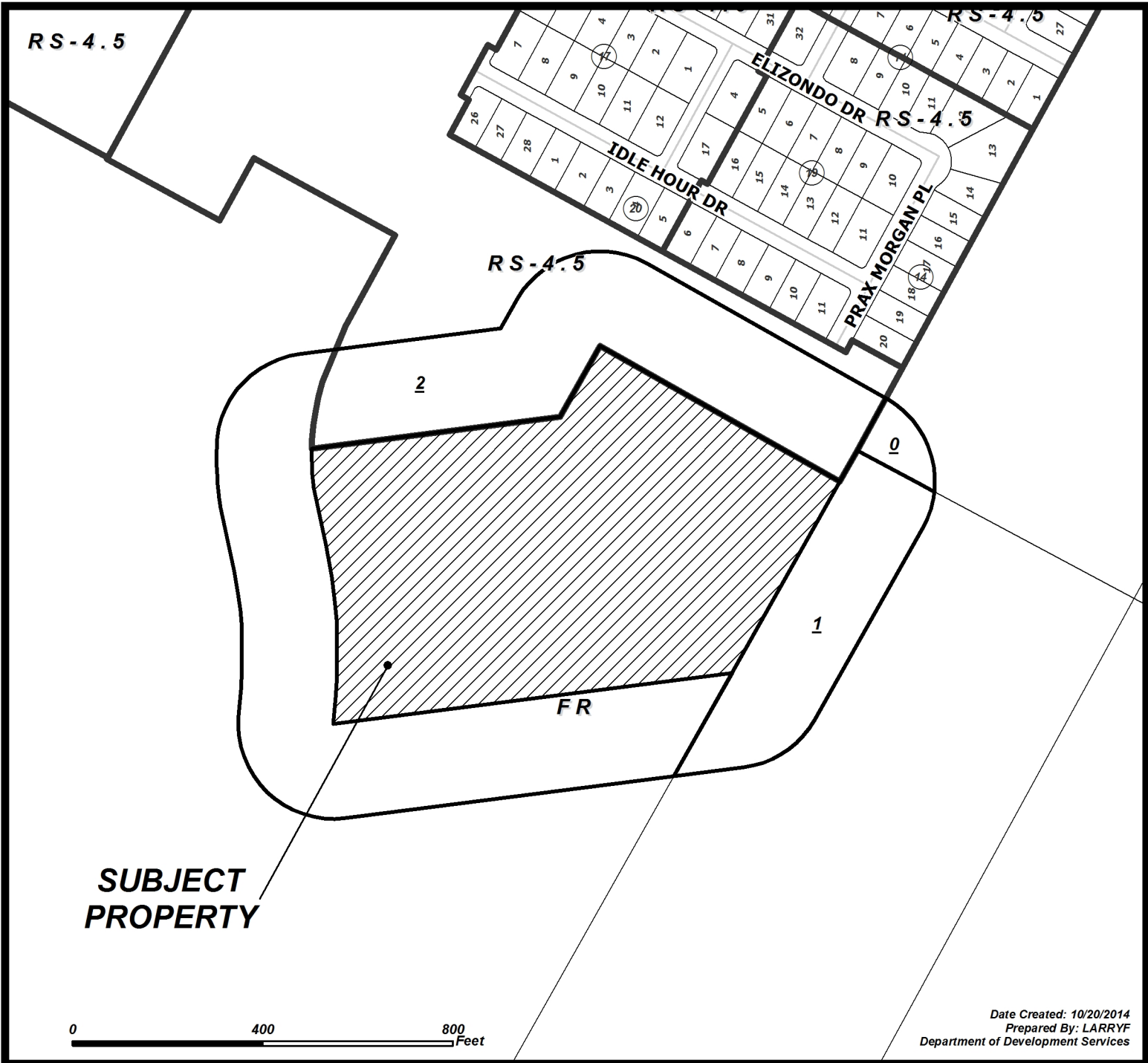
**Planning Commission and Staff Recommendation (Nov. 5, 2014):**

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

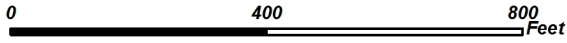
<b>Public Notification</b>	Number of Notices Mailed – 2 within 200-foot notification area 2 outside notification area
	<b><u>As of November 7, 2014:</u></b>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)







**SUBJECT  
PROPERTY**



Date Created: 10/20/2014  
Prepared By: LARRYF  
Department of Development Services

**CASE: 1114-03  
ZONING & NOTICE AREA**

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

 Subject Property with 200' buffer  
 Owners in favor  
 Owners within 200' listed on attached ownership table  
 Owners in opposition

