



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of November 13, 2012
Second Reading Ordinance for the City Council Meeting of November 20, 2012

DATE: October 15, 2012

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Interim Director, Department of Development Services
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PUBLIC HEARING – CHANGE OF ZONING
Yorktown Oso Joint Venture (Case No. 1012-03)
Change from “FR” Farm Rural District to “RS-4.5” Single-Family 4.5 District
Property Address: 7201 Yorktown Boulevard

CAPTION:

Case No. 1012-03 Yorktown Oso Joint Venture: A change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District, without resulting in a change of future land use. The property to be rezoned is described as being a 7.339-acre tract of land out of Lots 29 and 30, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located east of Rodd Field Road and south of Stampede Drive.

PURPOSE:

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

RECOMMENDATION:

Planning Commission and Staff Recommendation (October 10, 2012):
Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

BACKGROUND AND FINDINGS:

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 the construction of an additional phase of the Rancho Vista subdivision, which is a single-family residential subdivision south of Yorktown Boulevard and east of Rodd Field Road. This phase will consist of 32 lots. The city is currently reviewing a preliminary plat for this phase of the Rancho Vista subdivision.

South and west of the subject property is vacant land that is zoned “FR” Farm Rural District. A phase of the Rancho Vista subdivision is being constructed east of the property and is zoned “RS-4.5” Single-Family 4.5 District. North of the subject property is a phase of the Rancho Vista subdivision that is currently populated and zoned “RS-4.5” Single-Family 4.5 District. There are future development plans to expand Rancho Vista to encompass all land around the subject property.

ALTERNATIVES:

1. Approve an intermediate zoning district or Special Permit; or
2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

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.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning, Legal, and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2011-2012	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:

- Aerial Overview Map
- Zoning Report with Attachments
- Ordinance with Exhibit