



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 10/13/20  
Second Reading Ordinance for the City Council Meeting 10/20/20

**DATE:** August 26, 2020  
**TO:** Peter Zanoni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 7872 Yorktown Boulevard

### **CAPTION:**

Zoning Case No. 0820-02, JAR Development (District 5). Ordinance rezoning property at or near 7872 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 24.49 acres in size. The subject property is currently zoned "RS-6" Single-Family 6 District and consists of vacant property. The property was annexed in 1995.

#### ***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). The subject property is located within 0.38 miles of the intersection of the commercial node of Rodd Field Road and Yorktown Boulevard. This commercial node also connects to the new Del Mar College southside campus. Additionally, the subject property is approximately 2-miles to the east of Bill Witt Park.

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

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

As of August 14, 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 on August 19, 2020.

**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