

Zoning Case #0122-02

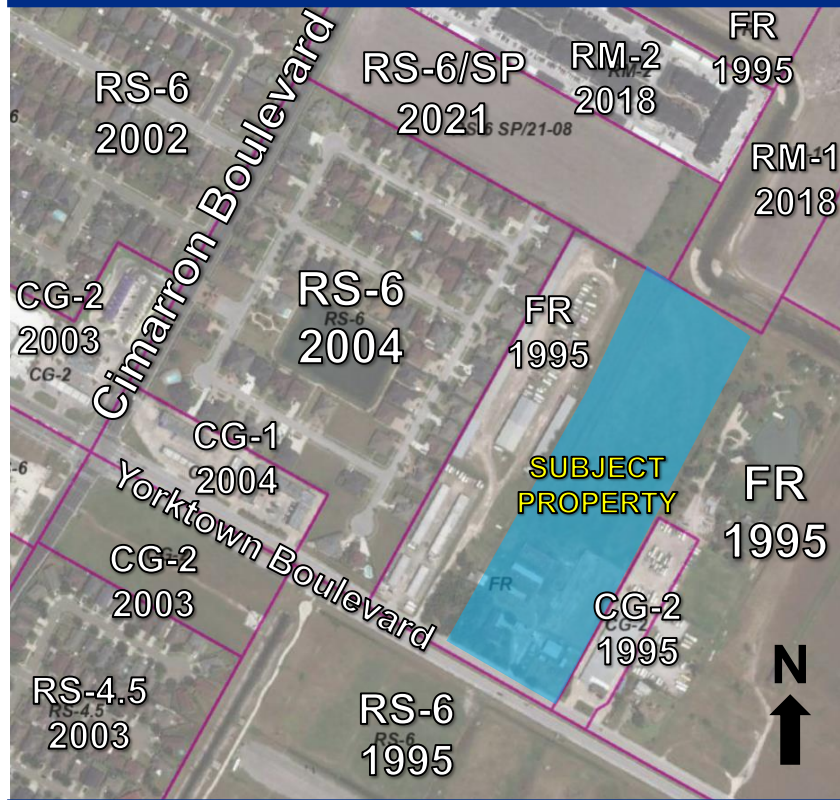
RFW AG, Ltd.

**Rezoning for a Property at 6636 Yorktown Boulevard
From “FR” To “RM-2”**



City Council
March 8, 2022

Zoning Pattern and Adjacent Development



Currently Zoned:

“FR” Farm Rural District

Proposed Use:

303-unit apartment complex

Surrounding Uses:

- North: Master Channel 31
- South: Bill Witt Park
- East and West: Mini-Storage Business

Public Notification

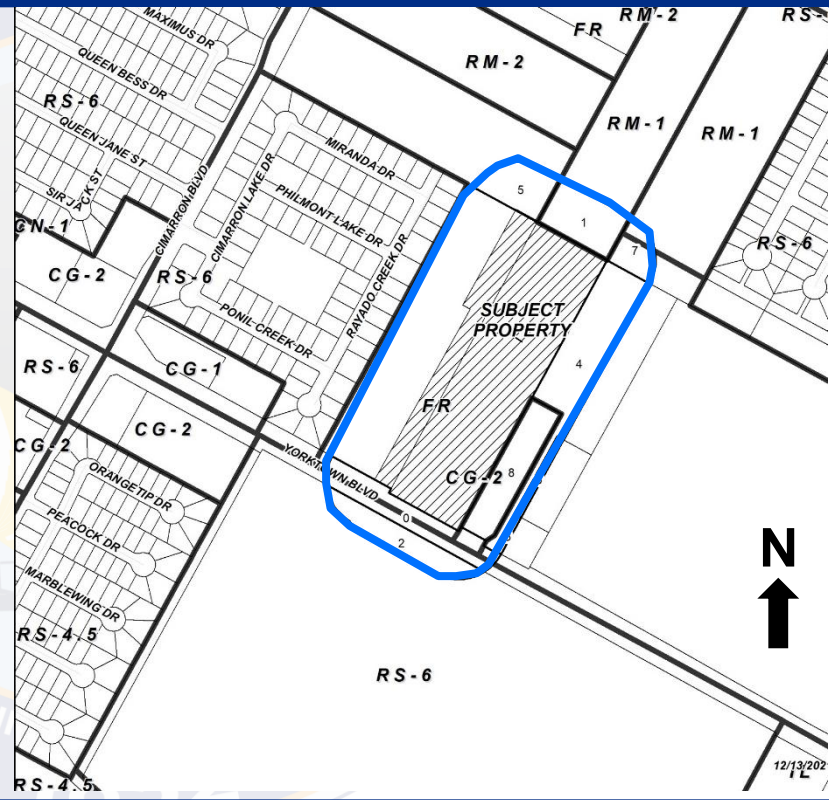
8 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

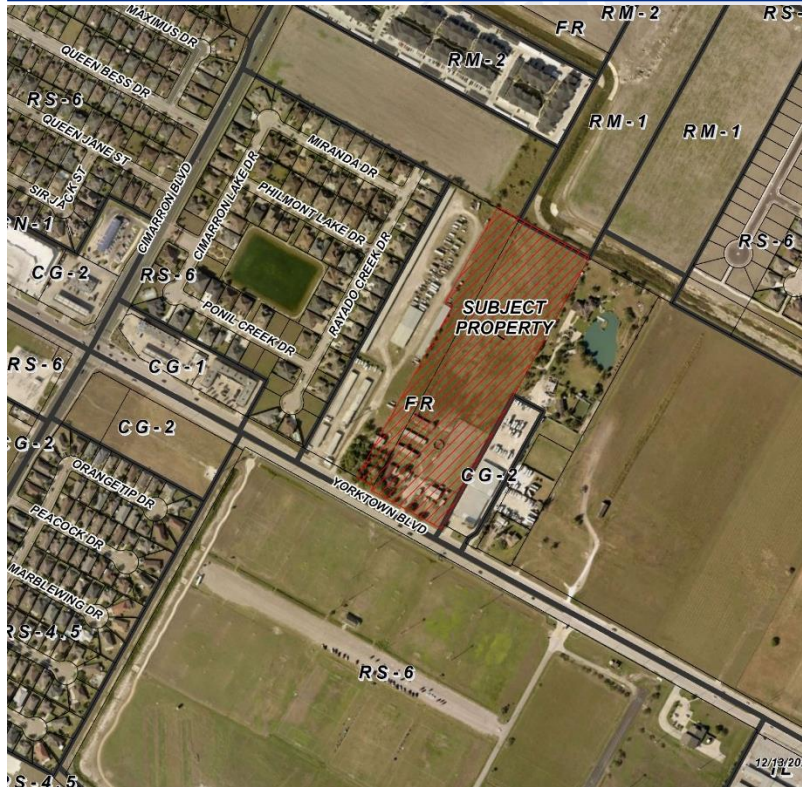
Opposed: 0 (0.00%)
Separate Opposed Owners: 0

In Favor: 0 (0.00%)

Notified property owner's land in square
feet / Total square footage of all property in
the notification area =
Percentage of public opposition



Analysis and Recommendation



- Consistent with the adopted Comprehensive Plan (Plan CC)
- The proposed rezoning warrants an amendment to the Future Land Use Map.
- The property is currently vacant and is a remaining unplatted “FR” Farm Rural tract. The property has not been developed since annexation in 1995.
- Recent rezonings in the area have occurred to various multifamily districts since 2018.
- The subject property is across Yorktown Boulevard from Bill Witt Park and near the Del Mar College South Campus.
- Planning Commission & Staff Recommendation: Approval