



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 3/22/22  
Second Reading Ordinance for the City Council Meeting 3/29/22

**DATE:** February 16, 2022

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 7602 Yorktown Boulevard

### **CAPTION:**

Zoning Case No. 0122-06, Jackie Homes, LLC.: (District 5) Ordinance rezoning property at or near 7602 Yorktown Boulevard from the "RS-4.5" Single-Family 4.5 District to the "RM-1" Multifamily District.

### **SUMMARY:**

The purpose is to allow for the construction of a multifamily development.

### **BACKGROUND AND FINDINGS:**

The subject property is 14.834 acres in size with a potential maximum buildout of 261 dwelling units. The subject property is currently zoned "RS-4.5" Single-Family 4.5 District, consists of vacant land, and has remained undeveloped since annexation in 1995. To the north and south are single-family residential subdivisions zoned "RS-4.5" Single-Family 4.5 District. Additionally, to the north is Master Channel 31 (Drainage Ditch). A proposed north/south "C1" Minor Collector Street traverses the subject property and connects Yorktown Boulevard to the single-family residential subdivision located to the north of the subject property across Master Channel 31. To the east is a recently rezoned subdivision under development zoned "RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District. To the west is a vacant property zoned "FR" Farm Rural District.

#### ***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 warrants an amendment to the Future Land Use Map.

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

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

As of January 26, 2021:

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 200-foot notification area\* is in opposition.

\*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

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

**ALTERNATIVES:**

1. Denial of the zoning from the "RS-4.5" Single-Family 4.5 District to the "RM-1" Multifamily District..

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission recommended approval of the zoning from the "RS-4.5" Single-Family 4.5 District to the "RM-1" Multifamily District on January 26, 2021.

*Vote Count:*

For: 7

Opposed: 0

Absent: 2

Abstained: 0

Staff recommends approval of the zoning request.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report