



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 10, 2017
Second Reading for the City Council Meeting of October 17, 2017

DATE: September 19, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
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<p>Public Hearing and First Reading - Rezoning Property Located at 7601 Yorktown Boulevard</p>

CAPTION:

Case No. 0617-Gulfway Shopping Center: A change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single Family 4.5 District. The property is described as being 27.20 acres out of Lot 5, Section 24 and Lots 21 and 28, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Yorktown Boulevard, east of Rodd Field Road, and west of Starry Road.

PURPOSE:

This property will be developed as a continuation of Rancho Vista Subdivision and will be developed in several phases. The first two phases will each contain 39 single family lots with widths varying from 60 feet to 70 feet with an average lot size of 7,750 square feet.

RECOMMENDATION:

Planning Commission and Staff Recommendation (August 23, 2017):
Approval of the change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

Vote Results:

For:	8
Against:	0
Absent:	1
Abstained:	0

BACKGROUND AND FINDINGS:

“FR” Farm Rural District to the “RS-4.5” Single Family 4.5 District to allow for the construction of the continuation of Rancho Vista Subdivision and will be developed in several phases. The first two phases will each contain 39 single family lots with widths varying from 60 feet to 70 feet with an average lot size of 7,750 square feet.

The proposed rezoning to the “RS-4.5” Single Family 4.5 District is consistent with the adopted Future Land Use Map, PlanCC, the Southside Area Development Plan, and past rezoning decisions. The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area, which are also medium density residential. This rezoning does not have a negative impact upon the surrounding neighborhood.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries the Southside Area Development Plan and is planned for medium density residential uses. The proposed rezoning is consistent with the Future Land Use Map, PlanCC, the Southside Area Development Plan, and past rezoning decisions.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2017-2018	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:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report