

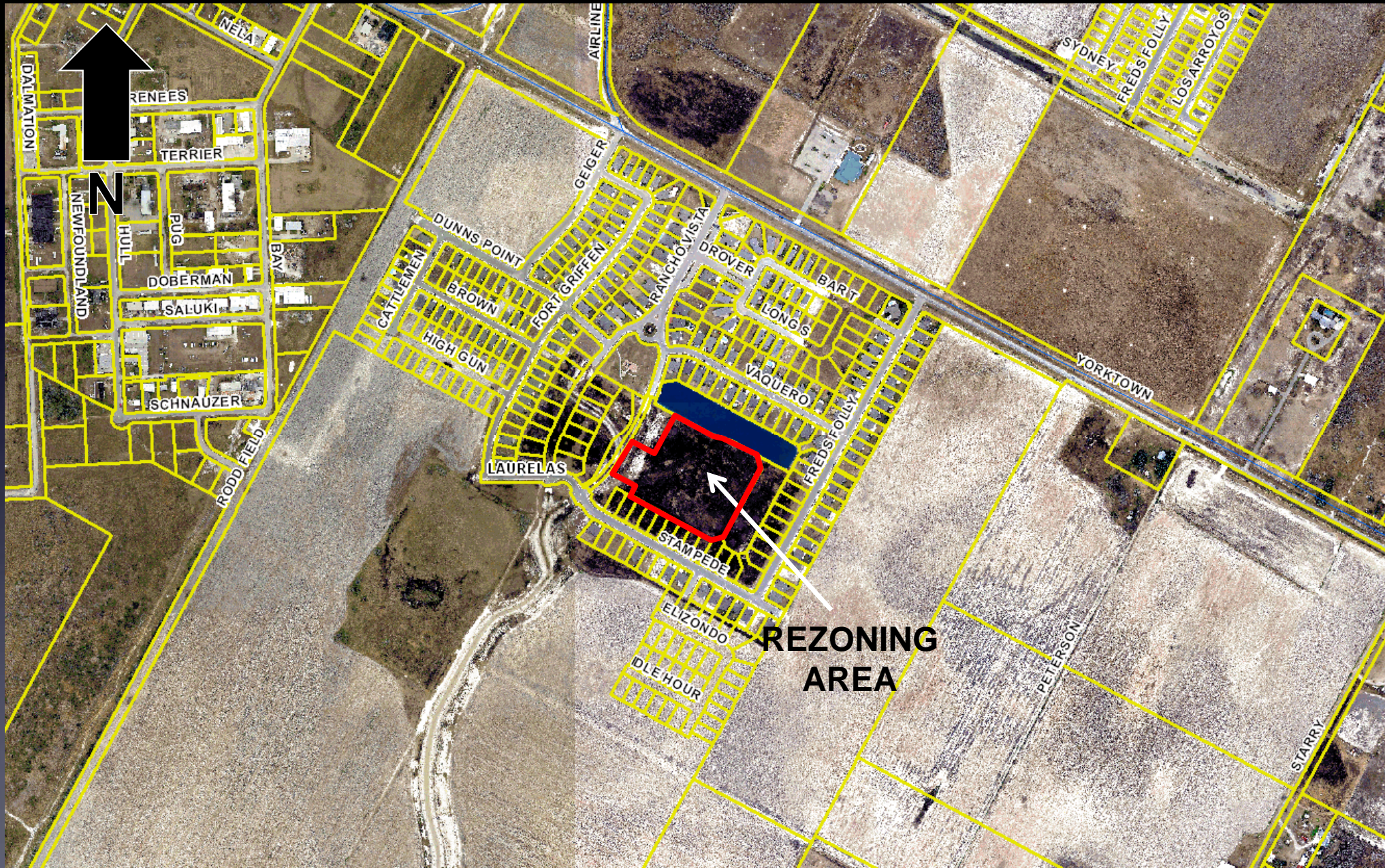
Zoning Case #0613-01

Yorktown Oso Joint Venture

From: “RS-4.5” Single-Family 4.5 District

To: “RS-4.5/PUD” Single-Family 4.5 District
with a Planned Unit Development Overlay

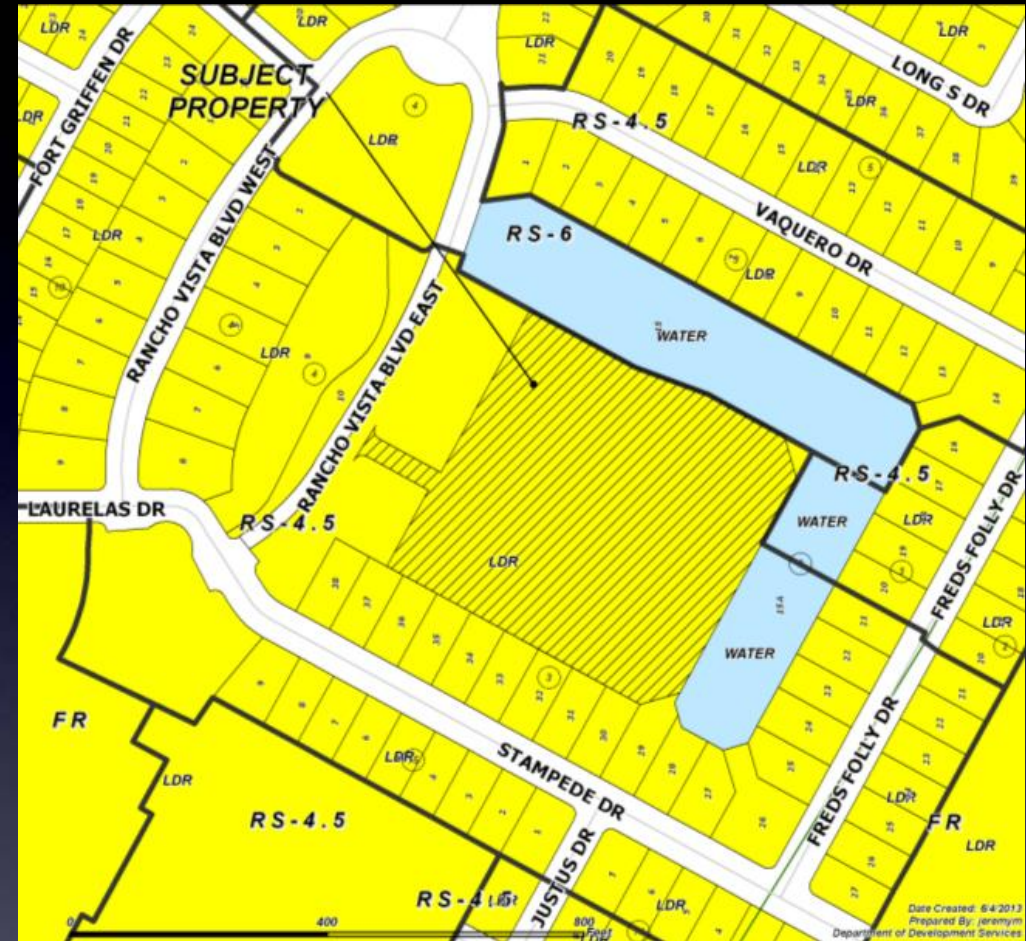
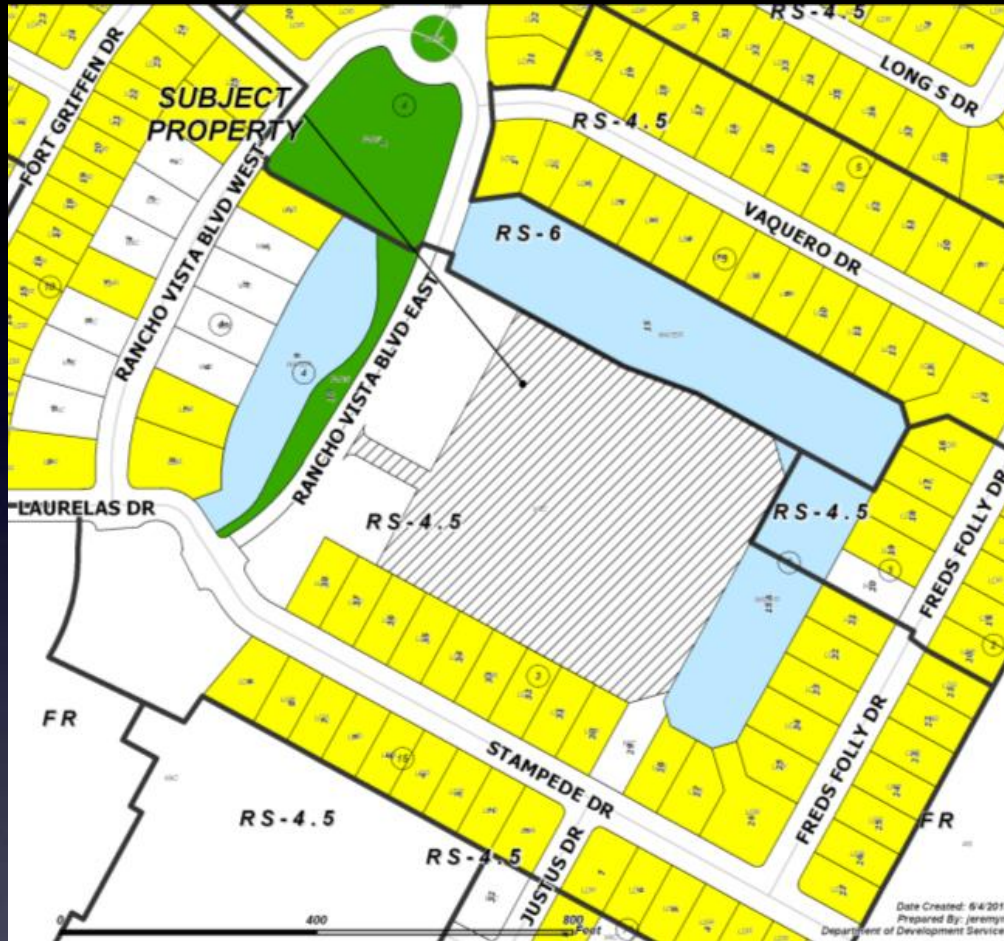
Aerial Overview Map



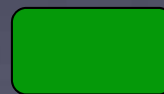


Existing Land Use

Future Land Use



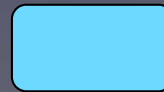
Low Density Residential



Park



Vacant



Water

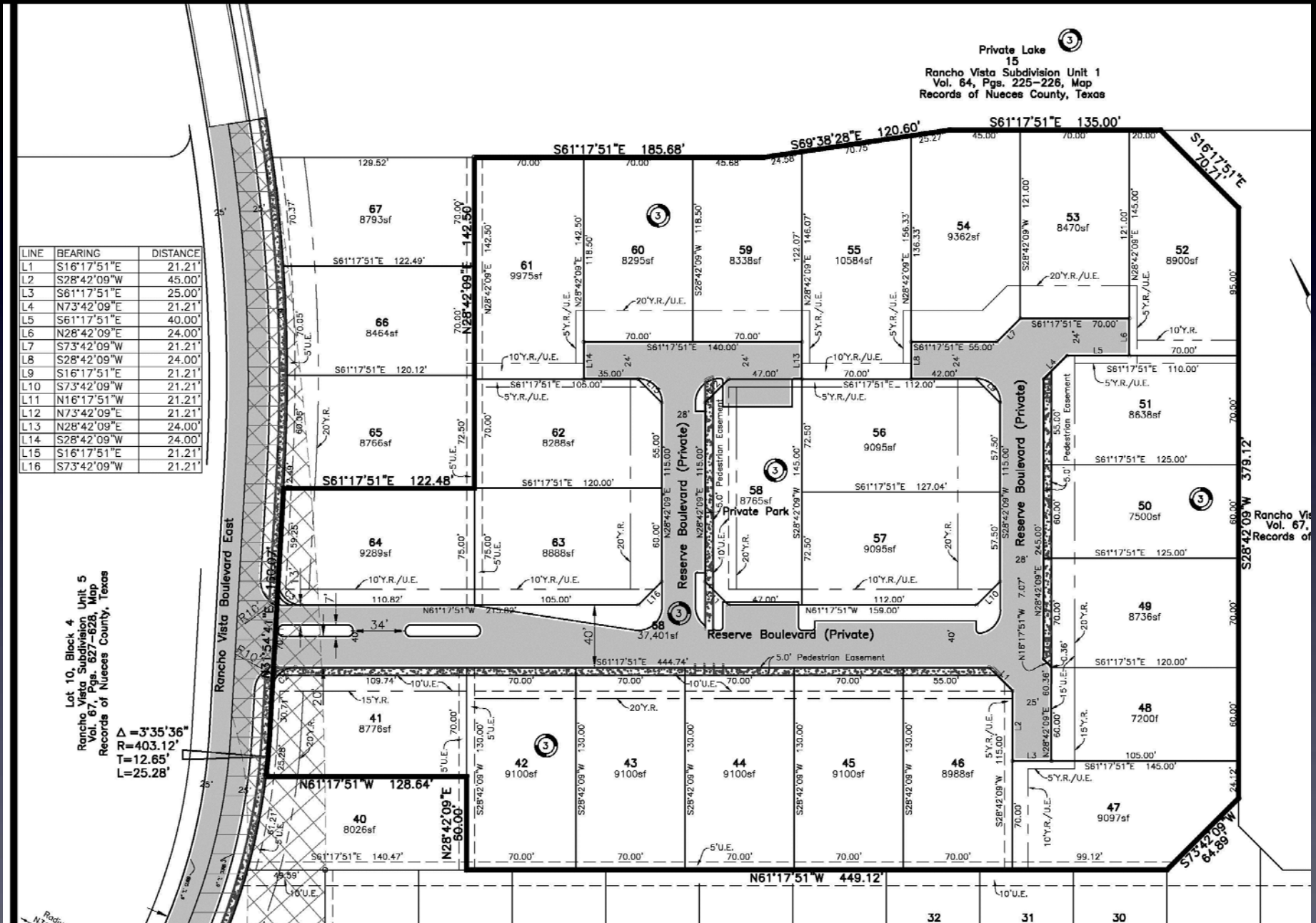
Master Site Plan

Private Lake
 15
 Rancho Vista Subdivision Unit 1
 Vol. 64, Pgs. 225-226, Map
 Records of Nueces County, Texas

LINE	BEARING	DISTANCE
L1	S16°17'51"E	21.21'
L2	S28°42'09"W	45.00'
L3	S61°17'51"E	25.00'
L4	N73°42'09"E	21.21'
L5	S61°17'51"E	40.00'
L6	N28°42'09"E	24.00'
L7	S73°42'09"W	21.21'
L8	S28°42'09"W	24.00'
L9	S16°17'51"E	21.21'
L10	S73°42'09"W	21.21'
L11	N16°17'51"W	21.21'
L12	N73°42'09"E	21.21'
L13	N28°42'09"E	24.00'
L14	S28°42'09"W	24.00'
L15	S16°17'51"E	21.21'
L16	S73°42'09"W	21.21'

Lot 10, Block 4
 Rancho Vista Subdivision Unit 5
 Vol. 67, Pgs. 627-628, Map
 Records of Nueces County, Texas

$\Delta = 3'35''36''$
 $R = 403.12'$
 $T = 12.65'$
 $L = 25.28'$



Rancho Vista
 Vol. 67,
 Records of

Southern end of Rancho Vista Blvd. E.



Northern end of Ranch Vista Blvd. E.



Subject Property, southern property line



Subject Property, eastern property line



Subject Property



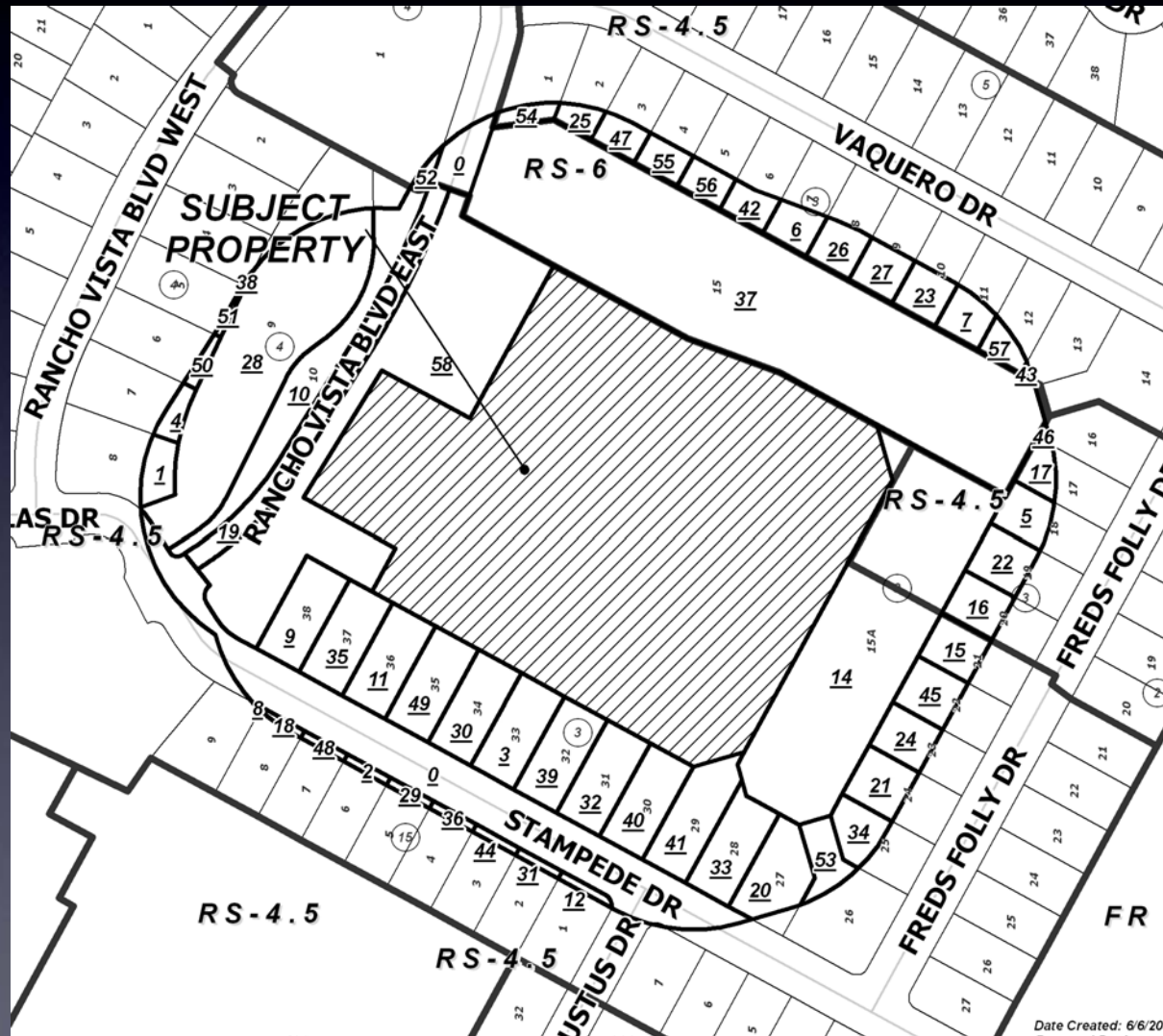
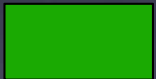
Public Notification

58 Notices mailed inside 200' buffer
2 Notice mailed outside 200' buffer

Opposed



In Favor :



Staff Recommendation:

Approval of the

“RS-4.5/PUD” Single-Family 4.5 District
with a Planned Unit Development Overlay,
subject to 6 conditions.