



## AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 05/18/21  
Second Reading Ordinance for the City Council Meeting 05/25/21

**DATE:** April 15, 2021  
**TO:** Peter Zanoni, City Manager  
**FROM:** Al Raymond, AIA, Director  
Development Services Department  
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Rezoning a property at or near 7601 Yorktown Boulevard

### **CAPTION:**

Zoning Case No. 0121-01, Braselton Development Company, Ltd.: (District 5) Ordinance rezoning property at or near 7601 Yorktown Boulevard from the "RS-4.5" Single-Family 4.5 District and the "FR" Farm Rural District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development

### **SUMMARY:**

The purpose of the rezoning request is to develop a 146-lot single-family residential planned unit development. The development will be constructed in two phases, with 75 lots in the first phase and 71 lots in the second phase. This development will be a part of the existing Rancho Vista Subdivision.

### **BACKGROUND AND FINDINGS:**

The subject property is 18.26 acres in size and is currently zoned "RS-4.5" Single-Family 4.5 District and "FR" Farm Rural District. The subject property consists of a vacant property and has remained undeveloped since annexation in 1995. To the north is a vacant property zoned "FR" Farm Rural District. To the south is a proposed extension of the Rancho Vista Subdivision consisting of proposed single-family homes recently rezoned to "RS-4.5" Single-Family 4.5 District. To the east are single-family homes and vacant properties zoned "RS-4.5" Single Family 4.5 District. To the west is a portion of the Rancho Vista Subdivision consisting of single-family homes zoned "RS-4.5" Single Family 4.5 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/PUD" Single-Family 4.5 District and Planned Unit Development Overlay is consistent with the adopted Southside Area Development Plan.

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

Number of Notices Mailed

93 within 200-foot notification area  
3 outside notification area

*As of March 12, 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

### ***Commission Recommendation***

Planning Commission recommended approval of the change of zoning from the "RS-4.5" Single-Family 4.5 District and the "FR" Farm Rural District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development on March 17, 2021.

### **ALTERNATIVES:**

1. Denial of the change of zoning from the "RS-4.5" Single-Family 4.5 District and "FR" Farm Rural District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development

### **FISCAL IMPACT:**

There is no fiscal impact associated with this item.

### **RECOMMENDATION:**

Staff recommends approval of the zoning request.

#### *Vote Count:*

For: 9

Opposed: 0

Absent: 0

Abstained: 0

### **LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report