



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of December 9, 2014
Second Reading for the City Council Meeting of December 16, 2014

DATE: November 7, 2014

TO: Ronald L. Olson, City Manager

FROM: Daniel M. Grimsbo, P.E., Director, Development Services Department
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**Rezoning from Farm Rural to Single Family
For Related Investors, Ltd.
Property Location: Rancho Vista Subdivision, South of Yorktown Boulevard, East of
Rodd Field Road.**

CAPTION:

Case No. 1114-03 Related Investors, Ltd.: A change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District, not resulting in a change to the Future Land Use Plan. The property is described as being 13.18 acres out of Lots 3 and 4, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, located east of Rodd Field Road and south of Idle Hour Drive.

PURPOSE:

To rezone the property to allow construction of a single-family residential subdivision consisting of 57 units.

RECOMMENDATION:

Planning Commission and Staff Recommendation (November 5, 2014):
Approval of the change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District to allow construction of a single-family residential subdivision consisting of 57 units.

The proposed rezoning is consistent with the adopted Future Land Use Plan and will not negatively affect the neighborhood. The property to be rezoned is considered to be suitable for the residential use.

ALTERNATIVES:

1. Approve the Planning Commission/Staff recommendation.
2. Deny the requested rezoning.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is consistent with the Comprehensive Plan and the adopted Future Land Use Plan, which slates the property for a low-density residential use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating
 Revenue
 Capital
 Not applicable

Fiscal Year: 2014-2015	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:

- Aerial Overview of Map
- Zoning Report
- Ordinance