

ZONING REPORT

Case No.: 0613-01
 HTE No. 13-10000018

Planning Commission Hearing Date: June 19, 2013

Applicant & Legal Description	Applicant/Owner: Yorktown Oso Joint Venture Legal Description/Location: Being a 5.74-acre tract of land out of Lots 19, 20, 29, and 30, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located east of Rancho Vista Boulevard East, between Stampede Drive and Vaquero Drive.				
Zoning Request	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 Area: 5.74 acres Purpose of Request: To develop a single-family subdivision.				
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use	
	<i>Site</i>	"RS-4.5" Single-Family 4.5	Vacant	Low Density Residential	
	<i>North</i>	"RS-6" Single-Family 6	Water	Water	
	<i>South</i>	"RS-4.5" Single-Family 4.5	Low Density Residential & Vacant	Low Density Residential	
	<i>East</i>	"RS-4.5" Single-Family 4.5	Water	Water	
	<i>West</i>	"RS-4.5" Single-Family 4.5	Vacant	Low Density Residential	
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for low density residential uses. The proposed rezoning to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay is consistent with the adopted Future Land Use Plan. Map No.: 042029 & 042030 Zoning Violations: None				
Transportation	Transportation and Circulation: The subject property will have access to Rancho Vista Boulevard East, which is Local Residential street.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Rancho Vista Blvd. E.	Local Residential	50' ROW 28' paved	24' ROW not paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-4.5” Single-Family 4.5 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay to allow construction of a gated, single-family subdivision. The purpose of the Planned Unit Development Overlay (PUD) in this case is to allow deviations of the code requirements related to the street width, sidewalks, and front yard setbacks.

Development Plan: The proposed single-family development will consist of 27 lots. Twenty-six lots are for single-family dwellings and one 8,765-square foot lot will be dedicated as a private park maintained by the home owners association. The development will be completed in one phase. This PUD will utilize decreased front yard setbacks, sidewalk width, and street width. The development will meet all other requirements of the “RS-4.5” Single-Family 4.5 District. The single-family lots will range in size from 7,200 square feet to 10,584 square feet, and the lot width will range from 24 feet to 75 feet. Each lot will have a two-car garage and the development will provide 20 parking spaces in designated areas along the street where fire truck access will not be impeded. The development will have one point of access to Rancho Vista Boulevard East and the internal private street will have a controlled access gate.

The following table is a comparison of the proposed development standards and the development standards of the “RS-4.5” Single-Family 4.5 District and UDC. The table states all necessary deviations from the UDC.

Minimum Dimensions	“RS-4.5” District Standards for single-family detached houses	Proposed PUD	Complies?
Lot area	4,500 sq. ft.	7,200 to 10,584 sq. ft.	Yes
Lot width	45 ft.	24 to 75 ft.	No
Front yard	20 ft.	5 to 20 ft.	No
Side yard	5 ft.	5 ft.	Yes
Rear yard	5 ft.	5 ft.	Yes
Open Space	30%	30%	Yes
Height	35 ft.	35 ft.	Yes
Private Street	28 ft.	24 to 40 ft.	No
Sidewalk	6 ft. on one side	5 ft. on one side	No

Existing Land Uses & Zoning: North and east of the subject property is a private lake zoned “RS-6” Single-Family 6 District and “RS-4.5” Single-Family 4.5 District. West of the subject property is vacant land zoned “RS-4.5” Single-Family 4.5 District. South of the subject property are single-family dwellings zoned “RS-4.5” Single-Family 4.5 District.

AICUZ: The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan (ADP) Consistency: The subject property is located within the boundaries of the Southside Area Development Plan and the proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for a low density residential use.

Plat Status: The subject property is not platted. The property will be platted in accordance with the PUD plat.

Department Comments:

- This Planned Unit Development utilizes decreased front yard setbacks, street widths, and sidewalk widths. The development will meet all other requirements of the “RS-4.5” Single-Family 4.5 District.
- This rezoning is compatible with the present zoning and conforming uses of nearby properties and with the character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- This rezoning is consistent with the Future Land Use Plan’s designation of the property as a “low density residential” use.
- PUDs allow flexibility for attractive, efficient design and can encourage development on difficult sites.

Staff Recommendation:

Approval of the change of zoning from the “RS-4.5” Single-Family 4.5 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay, subject to the following conditions:

- 1.) **Development Plan:** The Owners shall develop the Property in accordance with the Master Site Plan as shown in Exhibit C. The development of the Property is to consist of 26 single-family lots and one private park lot. The development shall be constructed in one phase.
- 2.) **Residential Lot Development Standards:** The Property must be developed in accordance with the setbacks, lot sizes, and lot widths established on the Master Site Plan and associated plat as shown in Exhibits C and D, respectively. Each lot must maintain a minimum 30% open space. Development standards not shown on the Master Site Plan or associated plat or not addressed in the conditions of this ordinance must be in accordance with the “RS-4.5” Single-Family 4.5 District.
- 3.) **Parking:** The Property shall provide 20 on-street parking spaces in designated bump-out areas shown on the Master Site Plan in Exhibit C. Additionally, each lot shall have a two-car garage. Lots 47, 52, 55, and 61 may have the garages setback at a minimum five feet from the private street.

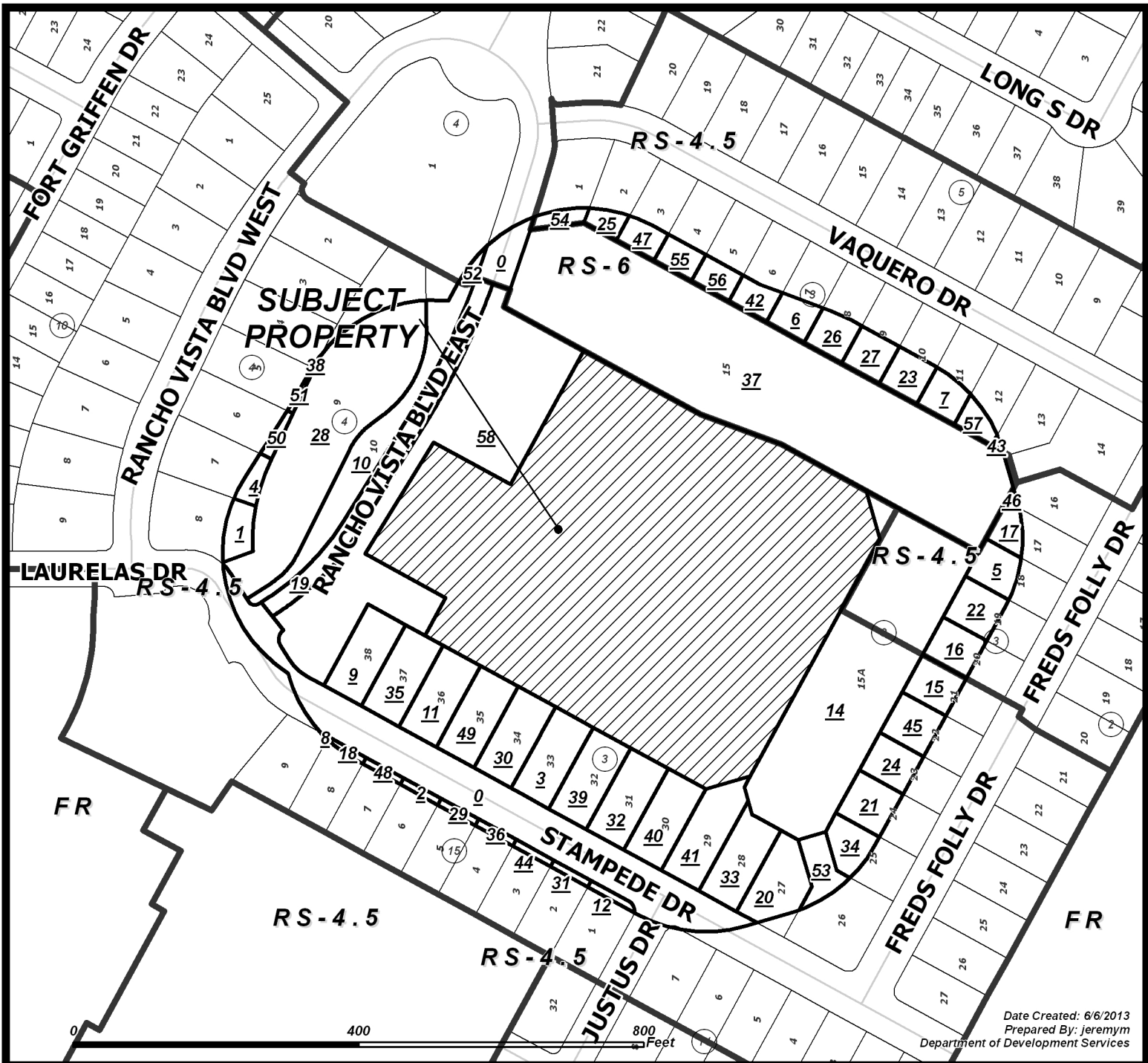
- 4.) **Private Street Access:** Each lot shall have access to a private street with a width of not less than 24 feet, as measured from back of curb to back of curb. The private street shall be striped to indicate "Fire Lane/ No Parking." The entrance to the Property may have a controlled access gate. The controlled access gate shall be located to provide a minimum of four vehicle stacking spaces.

- 5.) **Pedestrian Access:** A minimum five-foot wide sidewalk is required to be constructed along one side of the internal private street and shall be located in a dedicated five-foot wide pedestrian easement.

- 6.) **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

Public Notification	<p>Number of Notices Mailed – 58 within 200' notification area; 2 outside notification area</p> <p><u>As of June 12, 2013:</u></p> <p>In Favor – 0 (inside notification area); 0 (outside notification area)</p> <p>In Opposition – 0 (inside notification area); 0 (outside notification area)</p> <p>For 0.00% in opposition.</p>
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- Attachments:
1. Location Map (Existing Zoning & Notice Area)
 2. Master Site Plan
 3. Plat

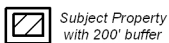


Date Created: 6/6/2013
 Prepared By: jeremym
 Department of Development Services

CASE: 0613-01

2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

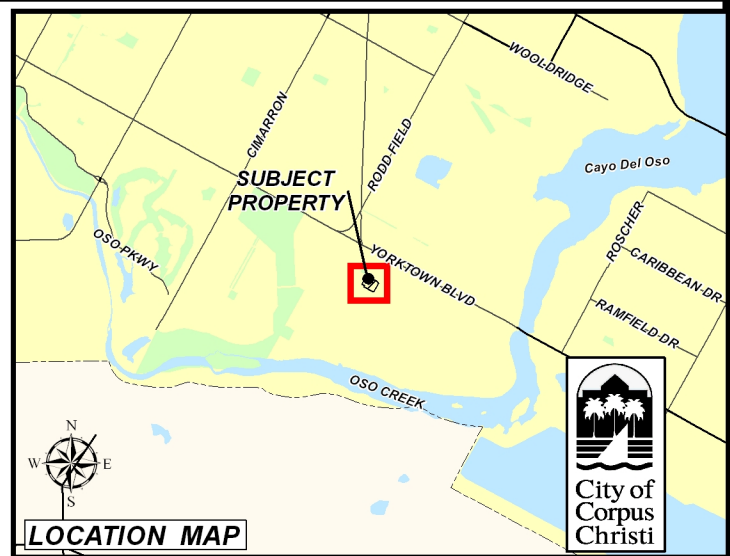
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

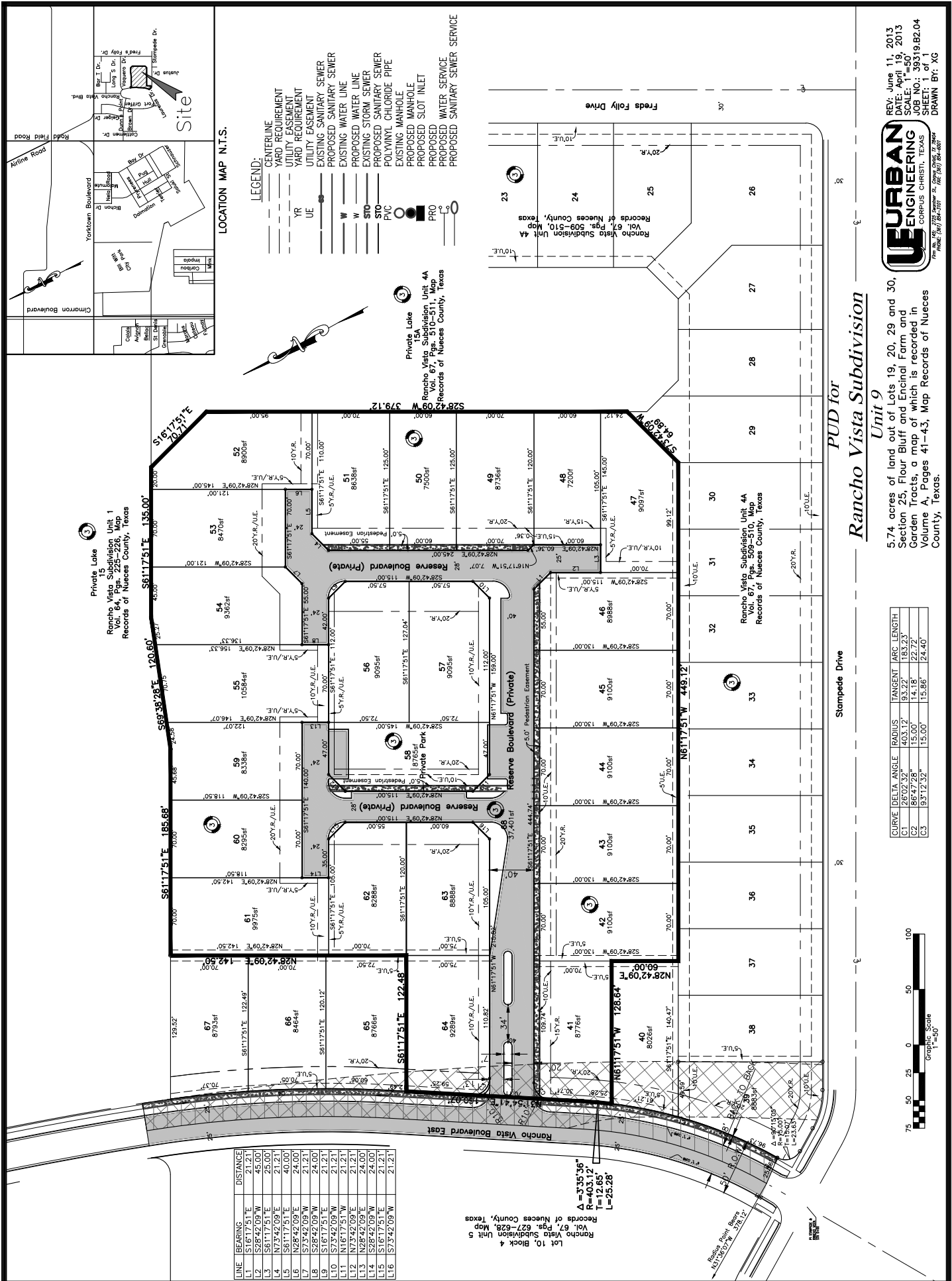


4 Owners within 200' listed on attached ownership table



X Owners in opposition

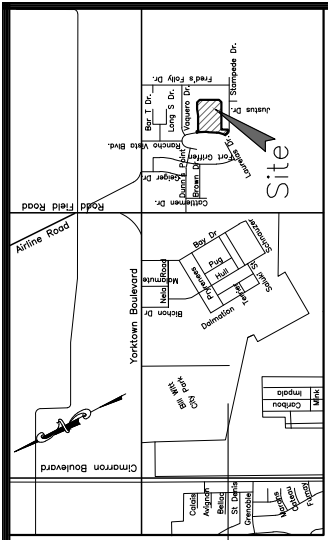




LINE	BEARING	DISTANCE
L1	S161°17'51"E	21.21
L2	S28°42'09"W	45.00
L3	S61°17'51"E	25.00
L4	N73°42'09"E	21.21
L5	S28°42'09"W	21.21
L6	S73°42'09"W	21.21
L7	S73°42'09"W	21.21
L8	S28°42'09"W	21.21
L9	S161°17'51"E	21.21
L10	S73°42'09"W	21.21
L11	N161°17'51"W	21.21
L12	N73°42'09"E	21.21
L13	N28°42'09"E	24.00
L14	S28°42'09"W	24.00
L15	S73°42'09"W	21.21
L16	S73°42'09"W	21.21

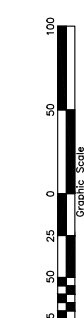
$\Delta = 335.36'$
 $R = 403.12'$
 $L = 12.65'$
 $L = 25.28'$

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



- LEGEND:
- CENTERLINE
 - YARD REQUIREMENT
 - UTILITY EASEMENT
 - YARD EASEMENT
 - UTILITY EASEMENT
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - POLYVINYL CHLORIDE PIPE
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - PROPOSED SLOT INLET
 - PROPOSED WATER SERVICE
 - PROPOSED SANITARY SEWER SERVICE

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	26°02'32"	403.12'	83.22'	183.23'
C2	86°47'28"	15.00'	14.18'	22.72'
C3	93°12'32"	15.00'	15.86'	24.40'



5.74 acres of land out of Lots 19, 20, 29 and 30,
 Section 25, Flour Bluff and Encinal Farm and
 Garden Tracts, a map of which is recorded in
 Volume A, Pages 41-43, Map Records of Nueces
 County, Texas.

UEURBAN
ENGINEERING
 CORPUS CHRISTI, TEXAS
 Tel: (361) 784-3700 Fax: (361) 784-3707

REV: June 11, 2013
 DATE: April 19, 2013
 SCALE: 1"=50'
 JOB NO.: 35319B2.04
 SHEET: 1 of 1
 DRAWN BY: XG

EXHIBIT C - Master Site Plan

