



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 23, 2013
Second Reading for the City Council Meeting of July 30, 2013

DATE: June 20, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
MarkVV@cctexas.com
(361) 826-3246

**Rezoning for a Single-Family Planned Unit Development for
Yorktown Oso Joint Venture
Property Location: East of Rancho Vista Boulevard East**

CAPTION:

Case No. 0613-01 Yorktown Oso Joint Venture: A 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, not resulting in a change to the Future Land Use Plan. The property is described as 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.

PURPOSE:

The purpose of this item is to rezone the subject property to allow single-family dwellings with deviations from the code requirements in the "RS-4.5" Single-Family 4.5 District.

RECOMMENDATION:

Planning Commission and Staff Recommendation (June 19, 2013):

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 six conditions:

- 1.) **Development Plan:** The Owners shall develop the Property in accordance with the Master Site Plan. The development of the Property is to consist of 23 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. 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. 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.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, 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 single-family subdivision that deviates from the typical standards of the Unified Development Code (UDC). 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.

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 and is consistent with the Future Land Use Plan’s designation of the property as a low density residential use.

ALTERNATIVES:

1. Modify the conditions of the PUD; or
2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is consistent with the Future Land Use Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2012-2013	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 Map
Zoning Report with Attachments
Ordinance with Exhibits