



## **AGENDA MEMORANDUM**

Public Hearing & First Reading Ordinance for the City Council Meeting 03/08/22  
Second Reading Ordinance for the City Council Meeting 03/22/22

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**DATE:** January 28, 2021

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, AIA, Director  
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Rezoning a property at or near 6636 Yorktown Boulevard
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### **CAPTION:**

Zoning Case No. 0122-02, RFW AG Limited (District 5). Ordinance rezoning property at or near 6636 Yorktown Boulevard from the "FR" Farm Rural District to the "RM-2" Multifamily District.

### **SUMMARY:**

The purpose is to allow for the construction of an apartment complex.

### **BACKGROUND AND FINDINGS:**

The subject property is 12.17 acres in size. The subject property is currently zoned "FR" Farm Rural District and consists of vacant land. The subject property was zoned "FR" Farm Rural in 1995 at the time of annexation. To the north are properties recently rezoned to the "RM-2" Multifamily District and "RM-1" Multifamily District is 2021 and 2018 respectively. Additionally, to the north is Master Channel 31 which is a drainage right-of-way width of approximately 140 feet and a depth of 7.21 feet. To the south across Yorktown Boulevard is Bill Witt Park zoned "RS-6" Single-Family 6 District. To the east is a large tract single-family home zoned "FR" Farm Rural District and a mini-storage business zoned "CG-2" General Commercial District. To the west is a mini-storage business zoned "FR" Farm Rural District and further to the west is Cimarron Lake Estates Subdivision with a Homeowners Association (HOA). The subdivision was rezoned in 2004 to the "RS-6" Single-Family 6 District.

As area development increases, road improvements are needed to accommodate increased density for the Yorktown area. A potential two-year project has been identified in Bond 2022 program that will include road construction and traffic signal improvements for that area. The design will be completed by the end of December 2022. The project can be advertised for bids in January 2023 and construction can begin around April 2023.

### ***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 "RM-2" Multifamily District is inconsistent with the adopted Comprehensive Plan (Plan CC) and warrants

an amendment to the Future Land Use Map.

***Public Input Process***

Number of Notices Mailed

8 within 200-foot notification area

4 outside notification area

*As of January 29, 2022:*

In Favor

0 inside notification area

0 outside notification area

In Opposition

0 inside notification area

0 outside notification area

Totaling 0.0% 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

**ALTERNATIVES:**

1. Denial of the zoning from the "FR" Farm Rural District to the "RM-2" Multifamily District.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Approval of the change of zoning from the "FR" Farm Rural District to the "RM-2" Multifamily District.

*Vote Count:*

For: 5

Opposed: 0

Absent: 4

Abstained: 0

Staff recommends approval of the zoning request.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report