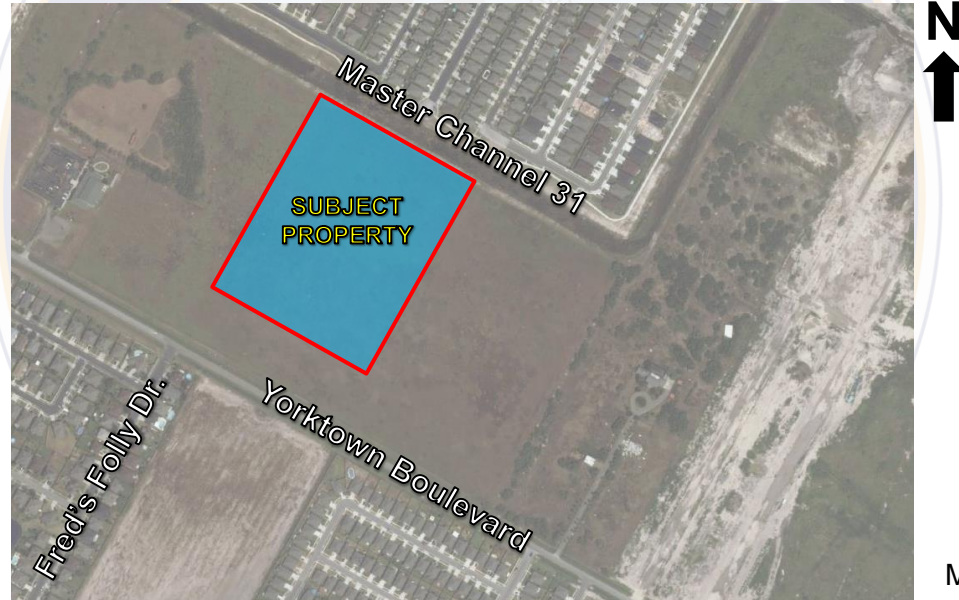


Zoning Case #0122-06

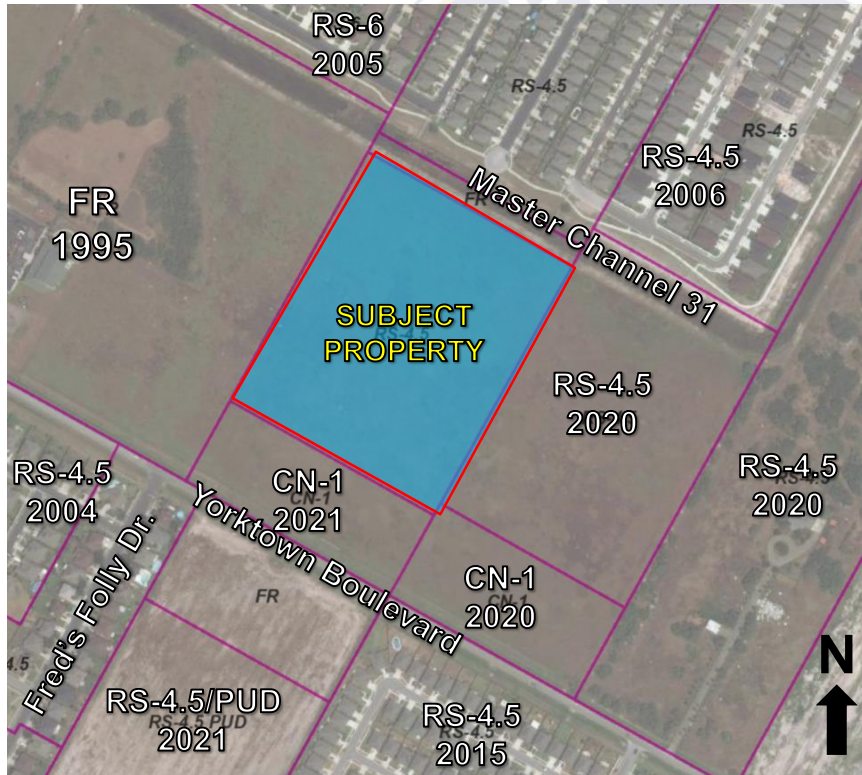
Jackie Homes, LLC.

**Rezoning for a Property at 7602 Yorktown Boulevard
From “RS-4.5” To “RM-1”**



City Council
March 22, 2022

Zoning Pattern and Adjacent Development



Currently Zoned:

"RS-4.5" Single-Family 4.5 District

Proposed Use:

Multifamily Development

Surrounding Uses:

- North: Drainage Channel and Single-Family Homes
- South: Commercial District and Single-Family Residences
- East: Vacant
- West: Church

Public Notification

35 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

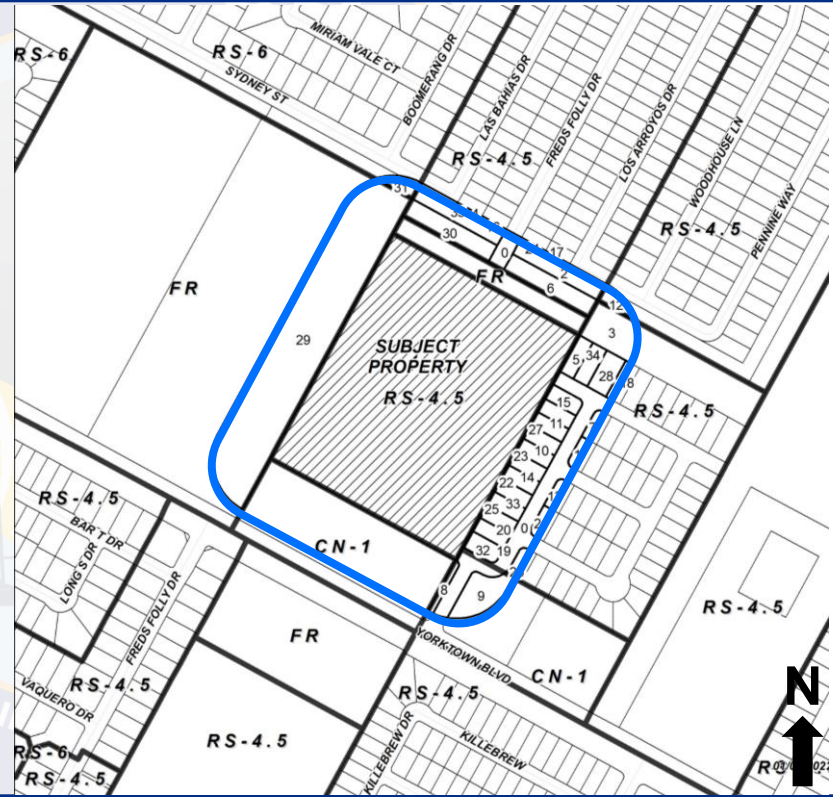
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



*Notified property owner's land in square feet / Total square footage of all property in the notification area =
Percentage of public opposition*



Staff Analysis and Recommendation



- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The proposed rezoning is compatible with the adjoining properties and does not have a negative impact upon the adjacent properties.
- A proposed north/south “C1” Minor Collector Street traverses the subject property and connects Yorktown Boulevard to the single-family residential subdivision located to the north of the subject property across Master Channel 31.
- Based on 14.834 acres, minus 20% for infrastructure equals 11.867 acres of developable land. 11.867 acres at 22 dwelling units per acre equals a potential maximum buildout of 261 dwelling units.
- Similar rezonings occurred in 2014 to multifamily zoning districts along the Yorktown Boulevard corridor.
- Planning Commission and Staff Recommendation: Approval