

# ZONING REPORT

Case No. 0122-06

INFOR No. 21ZN1054

**Planning Commission Hearing Date:** January 26, 2022

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Jackie Homes, LLC. <b>Applicant:</b> Munoz Engineering <b>Location Address:</b> 7602 Yorktown Boulevard <b>Legal Description:</b> 14.834-acre tract out of Lots 12 and 13, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Yorktown Boulevard, east of Rodd Field Road, and west of Starry Road			
<b>Zoning Request</b>	<b>From:</b> "RS-4.5" Single-Family 4.5 District <b>To:</b> "RM-1" Multifamily District <b>Area:</b> 14.834 acres <b>Purpose of Request:</b> To allow for the construction of a multifamily development			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-4.5" Single-Family 4.5 District	Vacant	Medium Density Residential
	<i>North</i>	"RS-4.5" Single-Family 4.5 District	Drainage and Low Density Residential	Permanent Open Space and Medium Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5 District	Low Density Residential	Medium Density Residential
	<i>East</i>	"RS-4.5" Single-Family 4.5 District and "CN-1" Neighborhood Commercial District	Vacant	Medium Density Residential
	<i>West</i>	"FR" Farm Rural District	Vacant and Low Density Residential	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> 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-1" Multifamily District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. <b>City Council District:</b> 5 <b>Zoning Violations:</b> None			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 700 feet of street frontage along Yorktown Boulevard which is designated as a “A3” Primary Arterial Street. According to the Urban Transportation Plan, “A3” Primary Arterial Streets can convey a capacity between 30,000 and 48,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Yorktown Boulevard	“A3” Primary Arterial	130’ ROW 79’ paved	166’ ROW 90’ paved	N/A
	Fred’s Folly (Proposed)	“C1” Minor Collector	60’ ROW 40’ paved	None	N/A

**Staff Summary:**

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-4.5” Single-Family 4.5 District in 2021, consists of vacant property, and has remained undeveloped since annexation in 1995. To the north and south are single-family residential subdivisions zoned “RS-4.5” Single-Family 4.5 District. Additionally, to the north is Master Channel 31 (Drainage Ditch). To the east is a recently rezoned subdivision under development zoned “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial District. To the west is a vacant property zoned “FR” Farm Rural District.

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

**Plat Status:** The property is not platted.

**Utilities:**

**Water:** 12-inch C900 line located along Yorktown Boulevard.

**Wastewater:** 12-inch PVC FM line located along Yorktown Boulevard.

**Gas:** 8-inch Service Line located along Yorktown Boulevard.

**Storm Water:** Roadside ditches located along Yorktown Boulevard.

**Plan CC & Area Development Plan Consistency:** 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-1” Multifamily District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower density residential area. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

**Department Comments:**

- The proposed rezoning is 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.
- The “RM-1” Multifamily District has a maximum density of 22 dwelling units per acre. 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. The proposed widening of Yorktown Boulevard is scheduled as part of a future Bond project.

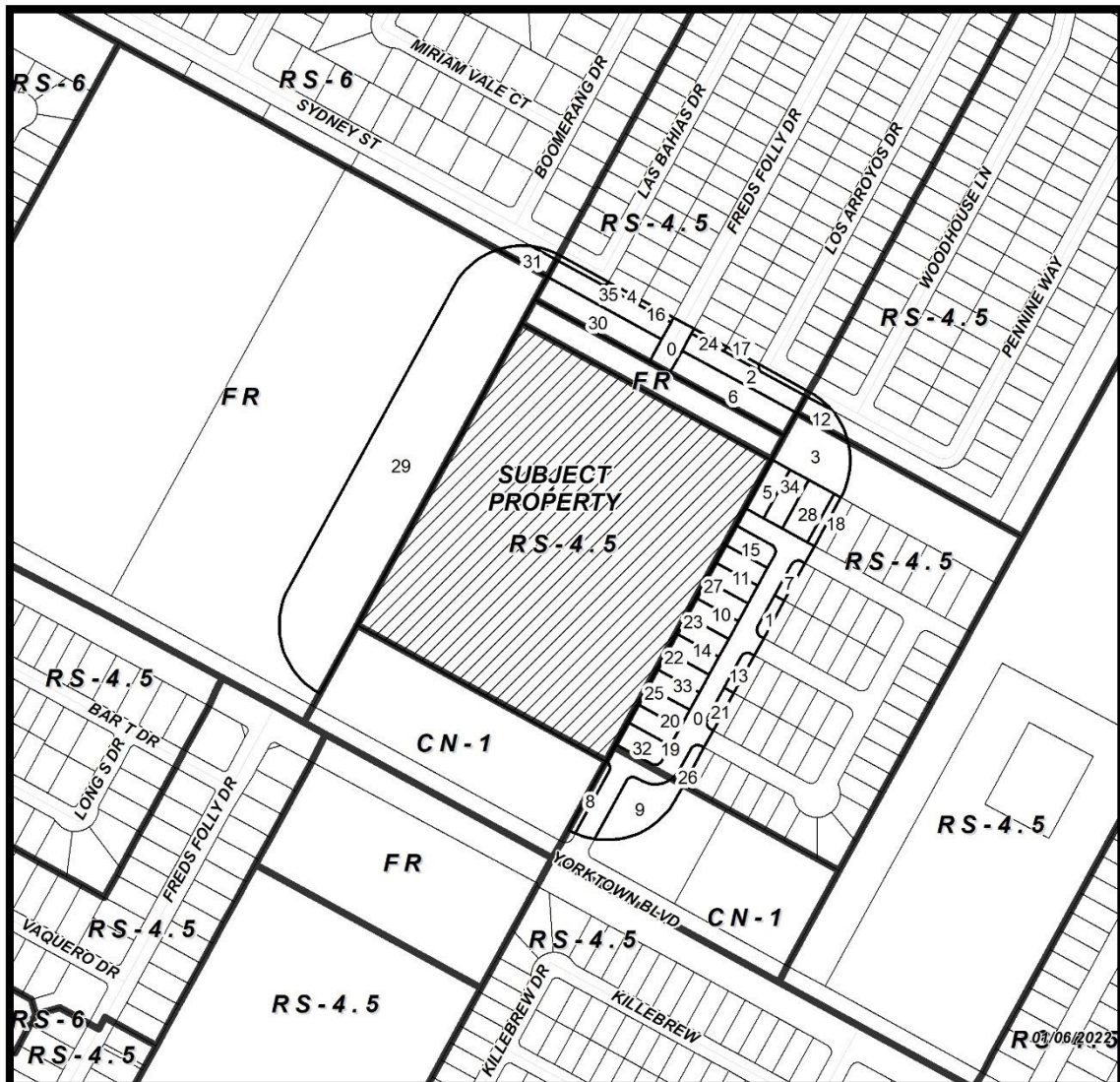
**Planning Commission & Staff Recommendation (January 26, 2022):**

Approval of the change of zoning from the “RS-4.5” Single-Family 4.5 District to the “RM-1” Multifamily District.

<b>Public Notification</b>	Number of Notices Mailed – 35 within 200-foot notification area. 4 outside notification area
	<b><u>As of January 21, 2022:</u></b> In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.  <small>*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</small>

**Attachments:**





- Location Map (Existing Zoning & Notice Area)
- Public Comments Received (if any)



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### Zoning and notice Area

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		

 Subject Property with 200' buffer  
 Owners in favor  
 Owners within 200' listed on attached ownership table  
 Owners in opposition

