



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 04/14/20
Second Reading Ordinance for the City Council Meeting 04/21/20

DATE: February 26, 2020

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 7797 Yorktown Boulevard
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CAPTION:

Zoning Case No. 0220-03, MPM Development, LP. (District 5). Ordinance rezoning property at or near 7797 Yorktown Boulevard from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

SUMMARY:

The purpose of the zoning request is to allow for a single-family subdivision.

BACKGROUND AND FINDINGS:

The subject property is 89.23 acres in size. According to the applicant the purpose of the request is to construct a single-family subdivision of approximately 330 homes.

Conformity to City Policy

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for medium density residential and Floodplain Conservation uses. 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. Adjacent to the north is a single-family home subdivision (Starlight Estates) zoned "RS-4.5" Single-Family 4.5 District. The property does contain wetlands identified as "PUBHx" "Freshwater Pond") according to the United States Fish and Wildlife Service National Wetlands Mapper. At the platting phase, the developer will need a letter of determination from the Army Corps of Engineers to determine the impact of the wetlands. A future extension of Oso Parkway will traverse the property along the southern property boundary. Located to the east, across a 123-foot drainage way is the Starry range. The targets of the range do not face residential properties. However, the noise of the range could be a nuisance factor.

Public Input Process

Number of Notices Mailed
38 within 200-foot notification area
5 outside notification area

As of February 14, 2020:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District on February 19, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District with following vote count.

Vote Count:

For:	9
Opposed:	0
Absent:	0
Abstained:	0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report