

# PLANNING COMMISSION FINAL REPORT

Case No. 0220-03

INFOR No. 20ZN1004

**Planning Commission Hearing Date:** February 19, 2020

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> MPM Development, LP. <b>Applicant:</b> MPM Development, LP. <b>Location Address:</b> 7797 Yorktown Boulevard <b>Legal Description:</b> Being 89.226 acre tract of land, more or less, consisting of all of Lots 6 and 7 and a portion of Lot 8, a portion of Fractional Lot 9 and all of Fractional Lots 10 and 11, all in Section 24, Flour Bluff and Encinal Farm and Garden Tracts, located along the east side of Peterson Drive, south of Yorktown Boulevard, and west of Starry Road.			
<b>Zoning Request</b>	<b>From:</b> "FR" Farm Rural District <b>To:</b> "RS-4.5" Single-Family 4.5 District <b>Area:</b> 89.23 acres <b>Purpose of Request:</b> To allow for the construction of a single-family residential subdivision.			
<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>	"FR" Farm Rural	Vacant	Medium Density Residential and Flood Plain Conservation
	<i>North</i>	"RS-4.5" Single-Family 4.5	Vacant	Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Vacant	Flood Plain Conservation and Water
	<i>East</i>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>West</i>	"FR" Farm Rural and "RS-4.5" Single-Family 4.5	Vacant and Low Density Residential	Medium Density Residential and Flood Plain Conservation
<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 and floodplain conservation. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC). <b>Map No.:</b> 042029 <b>Zoning Violations:</b> None			

Street R.O.W.	<b>Transportation and Circulation:</b> The subject property has approximately 130 feet of street frontage along Ranch View Drive which is designated as a “Local / Residential” Street. According to the Urban Transportation Plan, “Local / Residential” Streets can convey a capacity up to 500 Average Daily Trips (ADT).				
	<b>Street</b>  <b>Ranch View Drive</b>	<b>Urban Transportation Plan Type</b>  “Local/Residential”	<b>Proposed Section</b>  50’ ROW 28’ paved	<b>Existing Section</b>  60’ ROW 40’ paved	<b>Traffic Volume</b>  N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District to allow for the construction of a single-family residential subdivision.

**Development Plan:** The subject property is 89.23 acres in size. According to the applicant, the proposed development will consist of single-family residences that will be completed in phases.

**Existing Land Uses & Zoning:** The subject property is currently zoned “FR” Farm Rural District, consists of vacant land, and has remained undeveloped since annexation in 1995. To the north is a single-family home subdivision (Starlight Estates) zoned “RS-4.5” Single-Family 4.5 District. To the south is vacant unplatted land zoned “RS-6” Single-Family 6 District and consists of Oso Creek. To the east and west is vacant unplatted land 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:** 8-inch C900 line located along Ranch View Drive.

**Wastewater:** 12-inch PVC line located along Ranch View Drive.

**Gas:** Future Service.

**Storm Water:** 30-inch line located at Ranch View Drive and Superman Drive.

**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 “RS-4.5” Single-Family 4.5 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).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining residential properties, and does not have a negative impact upon the adjacent properties.
- 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.

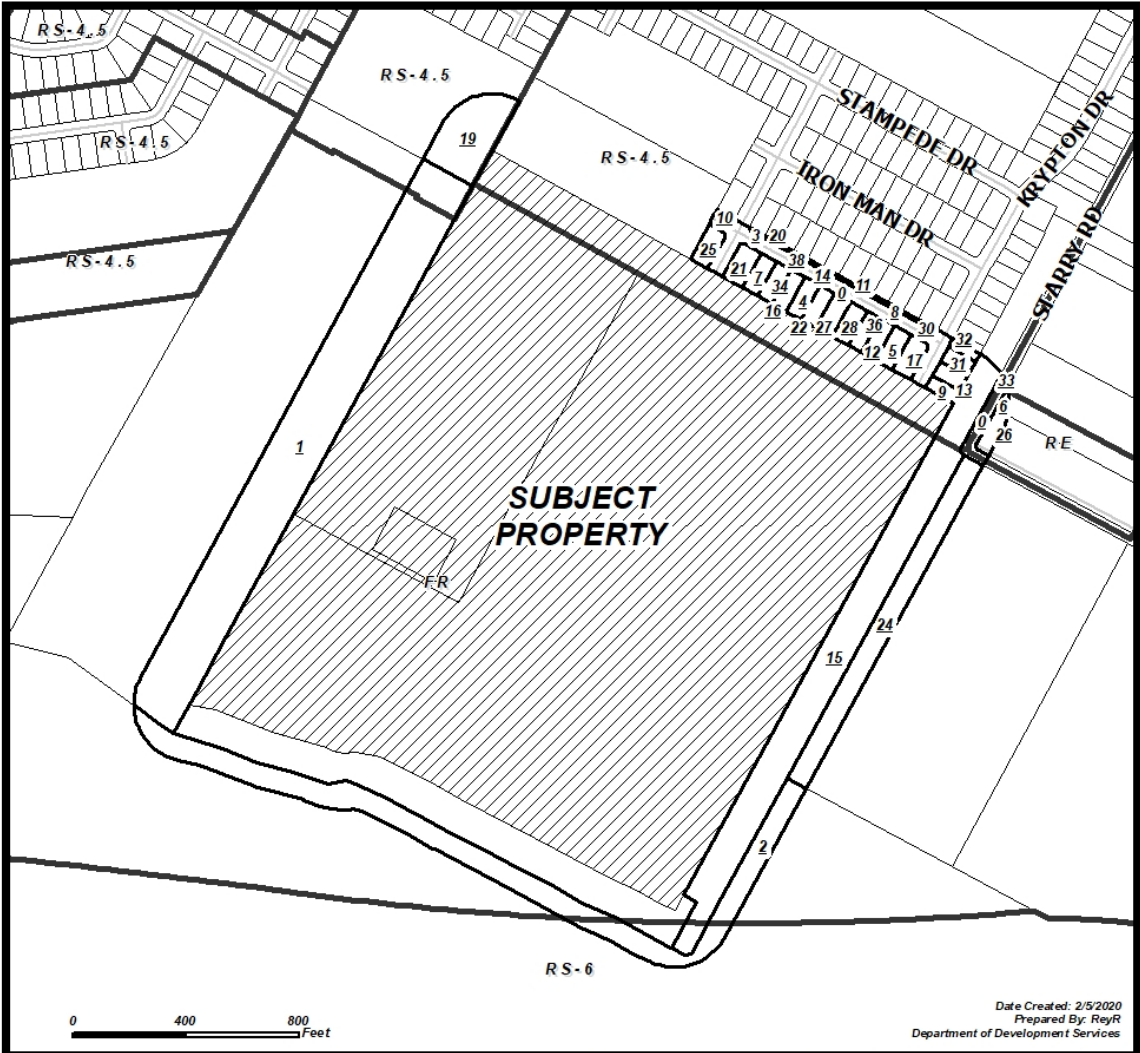
**Planning Commission and Staff Recommendation (February 19, 2020):**

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

<b>Public Notification</b>	Number of Notices Mailed – 38 within 200-foot notification area 5 outside notification area	
	<b><u>As of February 14, 2020:</u></b>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 0.00% of the land within the 200-foot notification area in opposition.	

**Attachments:**

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

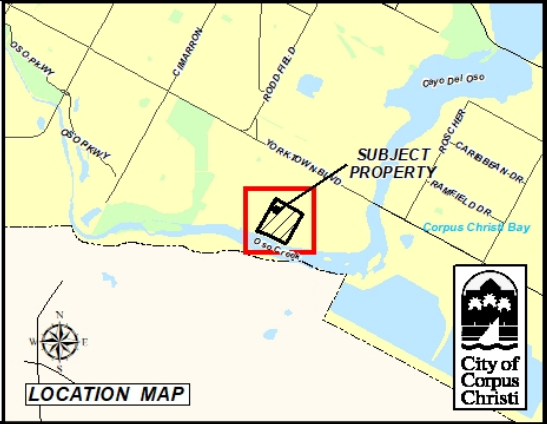


Date Created: 2/5/2020  
Prepared By: ReyR  
Department of Development Services

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**ZONING & 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	RE Residential Estate
CR-2 Resort Commercial	RS-TH Townhouse
CG-1 General Commercial	SP Special Permit
CG-2 General Commercial	RV Recreational Vehicle Park
CI Intensive Commercial	RMH Manufactured Home
CBD Downtown Commercial	
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

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



LOCATION MAP