

SECOND AND THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2016-0063.SH – Villas at Vinson Oak Rezone

REQUEST:

Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 4507 and 4511 Vinson Drive (Williamson Creek Watershed) from family residence – neighborhood plan (SF-3-NP) combining district zoning to townhouse and condominium residence – conditional overlay –neighborhood plan (SF-6-CO-NP) combining district zoning. The Conditional Overlay limits the number of dwelling units to 16 and prohibits secondary apartment special use.

DISTRICT AREA: 3

DEPARTMENT COMMENTS:

A Memo to the Mayor and City Council covering the cost of a traffic study for Vinson Drive, converting the railroad segment to an urban trail, funding to purchase the subject property and programmed improvements to Vinson Drive is attached following this Summary Sheet.

The Office of Real Estate Services has provided preliminary information regarding fee simple acquisition of 93 tax parcels along Bergstrom Spur between Vinson Drive and Burleson Road. The area of Bergstrom Spur totals 30.55 acres (inclusive of the existing right-of-way) and 19,691 linear feet, at an average width of 67.58 feet. The value of Bergstrom Spur ranges between \$10.60 - \$12.95 per square feet, and \$716 - \$875 per linear foot. As of March 20, 2017, the cost estimate for budget purposes ranges between \$15,511,000 and \$18,958,000 (rounded figures). Please note that these figures do not include items such as environmental consultant fees, land planner costs, real estate appraiser fees, demolition cost, title and closing costs, legal and condemnation fees, and contingency fees.

A valid petition of 54.74% has been filed by the adjacent property owners in opposition to this rezoning request.

OWNER: Notigius, LLC Series Vinson (Antonio Giustino)

AGENT: Perales Engineering, LLC (Jerry Perales, P.E.)

DATE OF FIRST READING: February 16, 2017, Approved SF-6-CO-NP district zoning, on First Reading (8-0-3, Council Members Houston, Pool, and Renteria – abstained).

CITY COUNCIL HEARING DATE: March 23, 2017

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades

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