

## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** May 15, 2025

**SUBJECT:** ZC25-0134 Public hearing and consideration of a request from Jonathan Holland for a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) at 6900 Hewitt Street, being 0.4026 acres described as Tract 2D1, John McComas Survey, Abstract 1040.

**PRESENTER:** Clayton Husband, Principal Planner

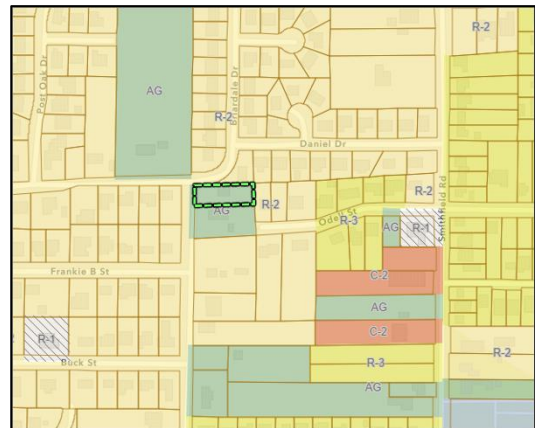
### **SUMMARY:**

Jonathan and Ivana Holland are requesting a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) on 0.4026 acres located at 6900 Hewitt Street.

### **GENERAL DESCRIPTION:**

The property under consideration is a 17,539-square-foot tract located on the east side of Hewitt Street at the intersection of Briardale Drive. The applicant is requesting a zoning change to R-2 (Single-Family Residential) with the intent to plat the property for the construction of a new residence.

The character of the area is low-density single-family residential. Most properties are zoned R-2 (Single-Family Residential) with a mix of lot sizes. The site is in an area designated on the Vision2030 Land Use Plan as Low Density Residential.



While the AG (Agricultural) district is primarily intended to protect land suited for agricultural uses from incompatible uses, it is also a holding zone intended to preserve land suited for eventual development into other uses. The district was also assigned to properties when they were annexed into the city limits in the past, as required by [Section 118-20](#) of the zoning ordinance. This allowed for zoning changes to be considered at a time when reasonable development of a site was suitable based on long-range plans, availability of public services, and market conditions.



In reference to platting property zoned AG (Agricultural), [Section 118-294\(9\)](#) of the zoning ordinance does not permit property zoned AG to be subdivided or developed for any purpose other than agricultural use without an approved zoning change. In order for the applicant to plat the property, it must be rezoned to an appropriate residential zoning district. The property owner has submitted a one-lot plat for the property, and it is in review by the Development Review Committee.

**VISION2030 COMPREHENSIVE PLAN:** This area is designated on the Vision2030 Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

**CURRENT ZONING:** The property is currently zoned (AG Agricultural). The AG district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual development into other uses pending proper timing for practical economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

**PROPOSED ZONING:** The proposed zoning is R-2 (Single-Family Residential). This district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential)	Low-Density Residential	Single-family residences
WEST	R-2 (Single-Family Residential)	Low-Density Residential	Single-family residences
SOUTH	AG (Agricultural)	Low-Density Residential	Single-family residences
EAST	R-2 (Single-Family Residential)	Low-Density Residential	Single-family residences

**PLAT STATUS:** The property is unplatted. Approval of a final plat would be required prior to any construction. A plat for the property has been submitted and is under review.

**CITY COUNCIL:** The City Council will consider this request at the June 9, 2025, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve ZC25-0134.