

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 10, 2023

SUBJECT: ZC22-0046, Ordinance No. 3782, Public hearing and consideration of a request from Stuart Threadgold for a zoning change from AG (Agricultural) to R-1 (Single-Family Residential) at 7540 Bursey Road South, being 2.0 acres described as Tract 2B3, Alexander Hood Survey, Abstract 683. (CONTINUED FROM THE MARCH 6, 2023, CITY COUNCIL MEETING)

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Stuart Threadgold is requesting a zoning change from AG (Agricultural) to R-1 (Single-Family Residential) on 2.0 acres located at 7540 Bursey Road South.

This request is continued from the March 6, 2023, City Council meeting due to the weather-related cancellation of the March 2, 2023, Planning and Zoning Commission meeting. Since the Commission was unable to issue a recommendation, the request was continued to the April 10, 2023, City Council meeting.

GENERAL DESCRIPTION:

The property under consideration is a 2-acre site located on the south side of the street where Bursey Road South turns to a north-south direction. Adjacent properties include both multi-acreage residential lots and conventional single-family subdivisions (Fair Oaks Estates and Kingswood Estates). The property is developed with a single-family residence. It is unplatted and has 166 feet of frontage on Bursey Road South and is approximately 523 feet deep.

The applicant is requesting a zoning change on the property with the intent to plat the property and create two single-family residential lots in a flag-shaped arrangement. The final plat of the property is a related item on the March 6, 2023, agenda (see PLAT23-0032).

LAND USE PLAN: This area is designated on the 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 agricultural land that is 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-1 (Single-Family Residential). This district is intended to provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of 2.9 dwelling 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 (Fair Oaks Estates)
WEST	AG (Agricultural)	Low Density Residential	Single-family residences
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences (Kingswood Estates)
EAST	R-1 (Single-Family Residential) R-2 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is unplatted. The final plat of the property is a related item on the April 10, 2023, agenda (see PLAT23-0032).

PLANNING AND ZONING COMMISSION: Due to an error in the public hearing date in the property owner notification, the Planning and Zoning Commission opened the public hearing on February 16, 2023, and continued the hearing to the March 2, 2023, meeting. However, the March 2 Commission meeting was canceled due to severe weather in the area, and the request continued to the April 6, 2023, meeting. If the Commission issues a recommendation to City Council, staff will brief City Council of their recommendation at the April 10, 2023, meeting. As such, there are no meeting minutes attached to this agenda item.

RECOMMENDATION:

Approve Ordinance No. 3782.