



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 5, 2018

SUBJECT: ZC 2018-02 Public hearing and consideration of a request from Teague, Nall, and Perkins, Inc., for a zoning change from R-1-S Special Single-Family to R-2 Single-Family Residential at 8120 Sayers Lane, being 2.199 acres described as Lot 8, Block 3, Woodbert Addition.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Oakmark Custom Homes, Teague, Nall, and Perkins, Inc., is requesting a zoning change from R-1-S Special Single-Family to R-2 Single-Family Residential on 2.199 acres located at 8120 Sayers Lane.

GENERAL DESCRIPTION:

The applicant is requesting a zoning change to R-2 Single Family Residential with the intent to develop the property as single-family residential. The property is located west of Davis Boulevard on the south side of Sayers Lane at the end of the street. The site is currently vacant.

The proposed zoning change is consistent with the recommendations and policies of the Comprehensive Plan.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Low Density Residential." This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned R-1-S Special Single-Family. This district is intended to provide areas for very low density development of single-family detached dwelling units that are constructed at an approximate density of one unit per acre in a quasi-rural setting. The R-1-S district is specifically planned to allow for the keeping of livestock in a residential setting.

PROPOSED ZONING: The proposed zoning is R-2 Single-Family Residential. The R-2 zoning district is intended to provide areas for low density development of single-family detached dwelling units that 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 | AG Agricultural | Low Density Residential | Vacant |
| WEST | R-2 Single-Family Residential | Low Density Residential | Single family residences |
| SOUTH | R-2 Single-Family Residential | Low Density Residential | Single family residences |
| EAST | R-3 Single-Family Residential AG Agricultural | Low Density Residential | Single family residence |

PLAT STATUS: A portion of the property is currently platted as Lot 8, Block 3, Woodbert Addition.

CITY COUNCIL: The City Council will consider this request at the April 23, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2018-02.