



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** June 20, 2019

**SUBJECT:** ZC 2019-06 Public hearing and consideration of a request from Jason Haynie for a zoning change from AG Agricultural to R-1-S Special Single-Family at 7409 Bursey Road, being 1.773 acres described as Tract 1B1, John Condra Survey, Abstract 310, and Tract 1B4, Stephen Richardson Survey, Abstract 1266.

**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

Jason Haynie is requesting a zoning change from AG Agricultural to R-1-S Special Single-Family on 1.773 acres located at 7409 Bursey Road.

### **GENERAL DESCRIPTION:**

The property is located on the north side of Bursey Road between Valley Drive and Hunter Lane. The property is unplatted and currently developed with a single-family residence. The 1.773-acre property has 255 feet of frontage on Bursey Road and ranges from 293 to 335 feet deep.

The applicant is requesting a zoning change to R-1-S Special Single-Family with the intent to construct a new residence on the property. Approval of a subdivision plat for the property would be required prior to the issuance of a building permit.

The character of the development in the Valley Drive and Continental Trail area is low density single-family residences on estate style lots. Most properties are zoned AG Agricultural, with the exception of three properties being zoned R-1-S Special Single-Family.

### ***Estate Lots***

In 2014, the City Council and Planning and Zoning Commission held work sessions to discuss the applicability of estate lots and the R-1-S zoning district in certain areas of the city. A general policy was established at that time that R-1-S zoning would be encouraged in two specific areas of the city to promote neighborhoods defined by larger single-family lots. This property falls within the Continental/Valley area that was discussed for larger single family lots.

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



The Strategic Plan Committee reviewed the residential estate lot areas during its discussions on the future land use plan. The Committee recommended a Residential Estate land use designation for the area. This designation would promote neighborhoods defined by larger single-family lots and houses at a density less than two units per acre. Livestock, barns, rural cross-section roadways, and rural- or estate-style perimeter fences would be characteristics of the area. While the future land use plan recommendations have not yet been adopted by City Council, this area is recommended for residential estate development. The land use plan is scheduled for consideration by City Council on June 24 and July 8, 2019.

**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-1-S Special Single-Family. The R-1-S zoning 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.

**SURROUNDING ZONING | LAND USE:**

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

**PLAT STATUS:** The property is currently unplatted.

**CITY COUNCIL:** The City Council will consider this request at the July 8, 2019, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve ZC 2019-06.