



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 1, 2016

SUBJECT: ZC 2016-11 Public Hearing and consideration of a request from Hamilton Duffy P.C. for a Zoning Change from AG Agricultural to R-1 Single Family and R-2 Single Family on approximately 0.61 acres located at 6816 Meadow Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Hamilton Duffy P.C. is requesting a zoning change from AG Agricultural to R-1 Single Family and R-2 Single Family on approximately 0.61 acres located at 6816 Meadow Road and the west end of Frankie B Street.

Due to an error in fulfilling the public hearing notification requirements of Section 118-176 (sign posting) of the zoning ordinance, the public hearing was postponed from the November 17, 2016, Planning and Zoning Commission meeting.

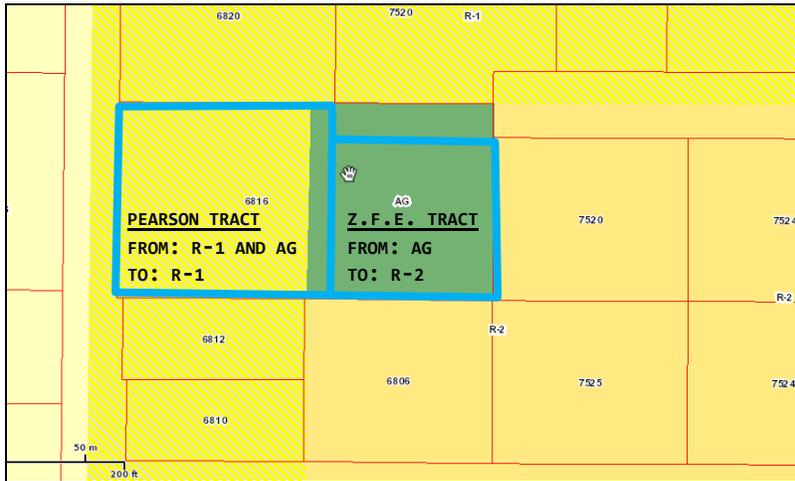
GENERAL DESCRIPTION:

Calvin and Toni Pearson and Z Family Enterprises LLC are the owners of property located between Meadow Road and the west end of Frankie B Street. The owners are requesting a zoning change in order to include this property with adjacent property as part of a subdivision on Frankie B Street and Buck Street.

The zoning request consists of two parts. The tracts are labeled in the figure below.

1. The Pearson tract, located at 6816 Meadow Road, is 36,329 square feet (0.834 acres) in size and is developed with a single-family residence. Most of the property is zoned R-1 Single Family Residential. Approximately 4,800 square feet at the rear of the site is zoned AG Agricultural, and this area is proposed to be rezoned to the R-1 district. The rest of the property will remain in the R-1 district. There are no development plans for this property at this time. This action will simply designate a single zoning district for an existing developed property.
2. The Z Family Enterprises (Z.F.E.) tract is located immediately east of the Pearson property on the south side of the Frankie B Street right-of-way. The

vacant parcel is 22,751 square feet (0.5223 acres) in size. The property is zoned AG Agricultural and is proposed to be rezoned to R-2 Single Family Residential. The property is intended to be included as part of a larger residential lot in the Hewitt Estates subdivision, which is already zoned R-2. The preliminary and final plats of this subdivision are related items on the December 1, 2016, agenda.



COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area 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 AG Agricultural.

PROPOSED ZONING: The proposed zoning is R-1 Single Family Residential and R-2 Single Family Residential. These districts are intended to provide areas for low-density development of single-family detached dwelling units that are constructed at an approximate density of 2.9 and 4.0 units per acre, respectively. Each zoning proposal is consistent with the existing zoning of surrounding properties.

SURROUNDING ZONING | LAND USE:

- North:** R-1 Single-Family Residential and AG Agriculture | Low Density Residential
- West:** R-1-S Special Single-Family | Low Density Residential
- South:** R-1 and R-2 Single-Family Residential | Low Density Residential
- East:** R-2 Single-Family Residential | Low Density Residential

PLAT STATUS: The property is currently unplatted. Applications for a preliminary plat and final plat for the property are associated items on the December 1, 2016, meeting agenda.



CITY COUNCIL: The City Council will consider this request at the December 12, 2016, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2016-11.