

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 11, 2024
SUBJECT: ZC24-0112, Ordinance No. 3873, Public hearing and consideration of a request from Justin Munoz for a zoning change from AG (Agricultural) to R-1 (Single-Family Residential) at 6832 Walter Street, being 2.10 acres described as Tract 2G, Tandy K Martin Survey, Abstract 1055.
PRESENTER: Clayton Comstock, Managing Director of Development Services

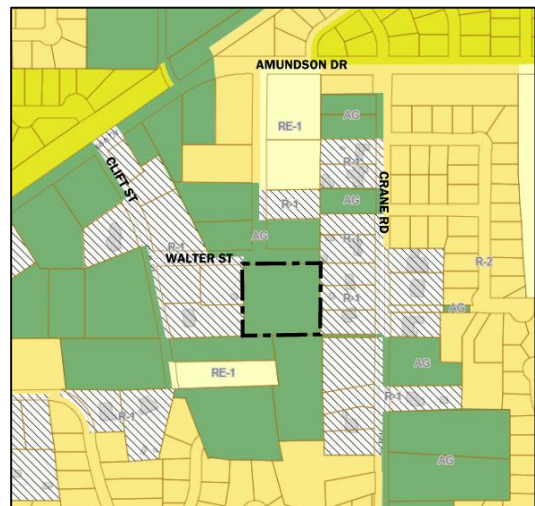
SUMMARY:

On behalf of Mike Brackney, Justin Munoz is requesting a zoning change from AG (Agricultural) to R-1 (Single-Family Residential) on 2.10 acres located at 6832 Walter Street.

GENERAL DESCRIPTION:

The property under consideration is a 2.10-acre tract located on the south side of Walter Street, generally south of Amundson Drive and east of Cliff Street. The applicant is requesting a zoning change to R-1 (Single-Family Residential) with the intent to plat the property into two residential lots, one of which would be for the construction of a new house.

The character of the area is low-density single-family residential. Most properties are R-1 (Single-Family Residential) or AG (Agricultural), with some zoned RE-1 (Residential Estate) and R-2 (Single-Family 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.

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-1 (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 2.9 units per acre.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG (Agricultural)	Low Density Residential	Single-family residences
WEST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	AG (Agricultural)	Low Density Residential	Single-family residences
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is unplatted. Approval of engineering plans for the extension of sanitary sewer to the property and a final plat would be required prior to any construction.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission will consider this item at the November 7, 2024, meeting. If the Commission issues a recommendation to City Council, staff will brief City Council of their recommendation at the November 11, 2024, meeting.

RECOMMENDATION:

Approve Ordinance No. 3873.