



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** January 13, 2020  
**SUBJECT:** ZC 2019-18, Ordinance No. 3630, Public hearing and consideration of a request from Sam Dedusevic for a zoning change from AG Agricultural to R-2 Single-Family Residential at 8413 Franklin Court, being 0.23 acres described as Lot 7, Thomas Peck Subdivision.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Sam Dedusevic is requesting a zoning change from AG Agricultural to R-2 Single-Family Residential on 0.23 acres located at 8413 Franklin Court.

### **GENERAL DESCRIPTION:**

The property is located south of Shady Grove Road on the west side of Franklin Court near the end of the street. The lot is part of the Thomas Peck Subdivision, which was platted in 1969. The lot is currently vacant.

The applicant is requesting a zoning change to R-2 Single-Family Residential with the intent to construct a new residence on the property. The 10,000-square foot lot has 80 feet of frontage on Franklin Court and is 125 feet deep. While the property is a platted lot, the owner would be responsible for installing water and sanitary sewer taps and associated impact fees. In addition, off-site drainage improvements may be required, which includes drainage easements and improvements to bar ditches and driveway culverts.

While most of the lots on Franklin Court are zoned Agricultural, four lots have been rezoned to R-2 Single-Family Residential. These properties were rezoned in 2002, 2011, 2014, and 2019 to accommodate the construction of new single-family residences.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive 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-2 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 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	AG Agricultural	Low Density Residential	Single-family residence
SOUTH	AG Agricultural	Low Density Residential	Vacant
EAST	R-2 Single-Family Residential	Low Density Residential	Single-family residence

**PLAT STATUS:** The property is currently platted as Lot 7, Thomas Peck Subdivision.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the December 5, 2019, meeting and voted 5-0 to recommend approval.

**RECOMMENDATION:**

Approve Ordinance No. 3630.