

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 8, 2025

SUBJECT: ZC25-0151, Ordinance No. 3938, Public hearing and consideration of a request from Trent Properties LLC for a zoning change from AG (Agricultural) to R-1 (Single-Family Residential) at 7133 Douglas Lane, being 0.949 acres described as Tract 2C, John Condra Survey, Abstract 311.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

On behalf of Trent Properties LLC (owner), Chris Trent is requesting a zoning change from AG (Agricultural) to R-1 (Single-Family Residential) on 0.949 acres located at 7133 Douglas Lane.

GENERAL DESCRIPTION:

The property under consideration is a 0.949-acre tract located at the southwest corner of Douglas Lane and Woodbend Park Road. The site is developed with a single-family residence. The applicant is requesting a zoning change to R-1 (Single-Family Residential) with the intent to subdivide the property into two lots for the construction of new residences.

The character of the area is low-density single-family residential. Most properties to the west are zoned R-2 (Single-Family Residential), with estate-size lots zoned RE-1 (Residential Estate) and AG (Agricultural) fronting Douglas Lane. North Ridge Middle School is located across Douglas Lane from the site. The property is in an area designated on the Vision2030 Land Use Plan as Low Density 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 very 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	R-2 (Single-Family Residential)	Low-Density Residential	Single-family residences
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	U (School, Church, Institutional)	Community Services	North Ridge Middle School

PLAT STATUS: The property is unplatted. The owner has indicated the intent to subdivide the property into two lots. If the zoning is approved, that plat would qualify for administrative approval by the Development Review Committee.

PUBLIC INPUT: Following posting of the public hearing signs on the subject property, the Planning & Zoning department received emailed input regarding the zoning change request. A copy of all correspondence is included in the "Public Input" attachment. Any additional correspondence received after the publication of this report will be distributed to the City Council prior to the public hearing.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the November 6, 2025, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3938.