



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 27, 2022

SUBJECT: ZC22-0027, Ordinance No. 3744, Public hearing and consideration of a request from Patrick Holler for a zoning change from AG (Agricultural) and R-3 (Single-Family Residential) to R-1 (Single-Family Residential) at 8609 Timber Drive, being 2.399 acres described as Lot 3, Holder Smithfield Estates, and Tract 7A5, Stephen Richardson Survey, Abstract 1266.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Patrick Holler is requesting a zoning change from AG (Agricultural) and R-3 (Single-Family Residential) to R-1 (Single-Family Residential) on 2.399 acres located at 8609 Timber Drive.

GENERAL DESCRIPTION:

Timber Drive is located on the east side of Davis Boulevard between Thornbridge Drive and Shadywood Lane. The property under consideration is a 2.399-acre property located on the north side of the street where Timber Drive turns to a north-south direction. There is an existing single-family residence on the property that was constructed in 1965.

The applicant is requesting a zoning change on the property with the intent to replat the property into three single-family residential lots. The property is currently split between the R-3 (Single-Family Residential) and AG (Agricultural) zoning districts. In order to avoid lots that have split zoning, the applicant is requesting a zoning change to R-1 (Single-Family Residential) on the entire property. The replat is a related item on the June 27, 2022, agenda (see PLAT22-0021).

LAND USE PLAN: This area is designated on the 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) and R-3 (Single-Family Residential). 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.



The R-3 district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas and to provide areas for moderate density development of single-family detached dwelling units which are constructed at an approximate density of 4.8 units per acre.

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 dwelling units per acre.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG (Agricultural)	Office Commercial	Vacant property
	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-3 (Single-Family Residential)	Low Density Residential	Single-family residence
SOUTH	R-3 (Single-Family Residential)	Low Density Residential	Single-family residence
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The front portion of this property is platted as Lot 3, Holder Smithfield Estates. The remainder of the property is unplatted.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the June 16, 2022, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3744.