



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 5, 2018

SUBJECT: ZC 2018-05 Public hearing and consideration of a request from Hamilton Duffy for a zoning change from C-1 Commercial to R-2 Single Family Residential at 8228, 8300, 8304, and 8308 Sayers Lane and a portion of 7601 Davis Boulevard, being 2.952 acres described as Lots 1, 2AR1, 2AR2, 2R1, and 2R2, Block 3, Woodbert Addition.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of HW Ventures, LLC, Hamilton Duffy is requesting a zoning change from C-1 Commercial to R-2 Single-Family Residential on 2.952 acres located on the south side of Sayers Lane just west of Davis Boulevard.

GENERAL DESCRIPTION:

The applicant is requesting a zoning change to R-2 Single Family Residential with the intent to develop the property into six 80-foot wide single-family residential lots. The property has 480 feet of frontage on Sayers Lane and is approximately 267 feet deep. A replat of the property will be considered at a future meeting. The site is currently vacant.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

The Strategic Plan Committee reviewed the area around the Sayers Lane and Davis Boulevard intersection during its discussions on the future land use plan. While the future land use plan recommendations have not yet been ratified by the Committee or adopted by City Council, it is anticipated that this area would be recommended for low density residential development. Final recommendations are planned for presentation and adoption by October 2018.

CURRENT ZONING: The property is currently zoned C-1 Commercial. This district is intended to provide for development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors.



PROPOSED ZONING: The proposed zoning is R-2 Single-Family Residential. The R-2 zoning district is intended to provide areas for low density development of single-family detached dwelling units that 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	R-3 Single-Family Residential C-1 Commercial	Low Density Residential Retail	Single family residences Office (roofing company)
WEST	R-3 Single-Family Residential	Low Density Residential	Single family residences
SOUTH	C-1 Commercial	Retail	Creek channel and church
EAST	C-1 Commercial	Retail	Vacant

PLAT STATUS: A portion of the property is currently platted as Lot 8, Block 3, Woodbert Addition.

CITY COUNCIL: The City Council will consider this request at the April 23, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2018-05.