



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 13, 2022

SUBJECT: ZC22-0025, Ordinance No. 3740, Public hearing and consideration of a request from Francisco and Melinda Zagal for a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) at 8408 Franklin Court, being 0.23 acres described as Lot 11, Thomas Peck Subdivision.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Francisco and Melinda Zagal are requesting a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) on 0.23 acres located at 8408 Franklin Court.

GENERAL DESCRIPTION:

The property is located south of Shady Grove Road on the east side of Franklin Court. 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 10,269-square foot lot has 81 feet of frontage on Franklin Court and is approximately 125 feet deep. While the property is a platted lot, the owner would be responsible for installing any water and sanitary sewer taps and associated impact fees.

While most of the lots on Franklin Court are zoned Agricultural, eight lots have been rezoned to R-2 (Single-Family Residential). These properties were rezoned in 2002, 2011, 2014, 2019, 2020, and 2021 to accommodate the construction of new single-family residences.

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). 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	R-2 (Single-Family Residential)	Low Density Residential	Single-family residence
WEST	AG (Agricultural)	Low Density Residential	Vacant
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Vacant
EAST	AG (Agricultural)	Low Density Residential	Vacant

PLAT STATUS: The property is currently platted as Lot 13, Thomas Peck Subdivision.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 19, 2022, meeting and voted 5-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3740.