



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** September 5, 2019  
**SUBJECT:** ZC 2019-14 Public hearing and consideration of a request from Charles and Ellen Rheinlaender for a zoning change from AG Agricultural to R-2 Single-Family Residential at 6812 Smithfield Road, being 1.089 acres described as Tract 1A, John M Crockett Survey, Abstract 273.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Charles and Ellen Rheinlaender are requesting a zoning change from AG Agricultural to R-2 Single-Family Residential on 1.089 acres located at 6812 Smithfield Road.

### **GENERAL DESCRIPTION:**

The property is located on the east side of Smithfield Road south of Mickey Street. The property is currently developed with a single-family residential structure and accessory building.

The applicant is requesting a zoning change to R-2 Single-Family Residential with the intent to plat the property and renovate the existing single-family dwelling on the property. The 1.089-acre parcel has 105 feet of frontage on Smithfield Road and is approximately 451 feet deep. Water and sanitary sewer service is available to the property.

**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	R-3 Single-Family Residential	Low Density Residential	Single-family residences
WEST	R-3 Single-Family Residential C-2 Commercial	Low Density Residential	Vacant Construction contractor shop/yard
SOUTH	R-2 Single Family Residential	Low Density Residential	Single-family residence
EAST	TOD Transit Oriented Development	Low Density Residential	Vacant

**PLAT STATUS:** The property is currently unplatted.

**CITY COUNCIL:** The City Council will consider this request at the September 23, 2019, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve ZC 2019-14.