



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 14, 2023

SUBJECT: ZC23-0070, Ordinance No. 3801, Public hearing and consideration of a request from Tina Tran for a zoning change from C-1 (Commercial) to R-2 (Single Family Residential) at 5033 Wyoming Trail, being 0.64 acres described as Lots 1A and 2, Block N, Richland Oaks Subdivision.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Tina Tran is requesting a zoning change from C-1 (Commercial) to R-2 (Single-Family Residential) on 0.64 acres located at 5033 Wyoming Trail.

GENERAL DESCRIPTION:

The property is located at the southwest corner of Boulevard 26 and Wyoming Trail. The site includes two existing lots that are part of the Richland Oaks subdivision, which was platted in 1959. Both lots are vacant.

The applicant is requesting a zoning change to R-2 (Single-Family Residential) with the intent to construct new residences on the property. The property is 27,383-square foot in area with approximately 270 feet of frontage on Wyoming Trail. The property is currently platted as two lots, and the owner is considering subdividing the property into three lots. While there appears to be sufficient land area for three lots, further analysis would be needed to ensure that the lots would satisfy the R-2 zoning district standards. Approval of a replat would be required to subdivide the property.

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 C-1 (Commercial). This district is intended to permit a variety of retail trade, personal and business services establishments, and offices principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and at intersections of major arterial streets. It is also appropriate for major retail corridors.

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	C-1 (Commercial)	Medium Density Residential Retail Commercial	Vacant Retail flooring store
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	C-1 (Commercial) R-2 (Single-Family Residential)	Retail Commercial Low Density Residential	Restaurant Single-family residences

PLAT STATUS: The property is currently platted as Lots 1 and 2, Block N, Richland Oaks Addition, Fifth Filing.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the July 20, 2023, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3801.