

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager      **DATE:** December 9, 2024

**SUBJECT:** ZC24-0119, Ordinance No. 3880, Public hearing and consideration of a request from Kevin and Susan Holden for a zoning change from AG (Agricultural) to RE-1 (Residential Estate) at 8033 Valley Drive, being 1.89 acres described as Tract 2B21, Stephen Richardson Survey, Abstract 1266.

**PRESENTER:** Clayton Comstock, Managing Director of Development Services

### **SUMMARY:**

Kevin and Susan Holden are requesting a zoning change from AG (Agricultural) to RE-1 (Residential Estate) on 1.89 acres located at 8033 Valley Drive.

### **GENERAL DESCRIPTION:**

The property under consideration is a 1.89-acre tract located on the west side of Valley Drive, between Bursley Road and Continental Trail. The applicant is requesting a zoning change to RE-1 (Residential Estate) with the intent to plat the property so that permits could be received for the construction of an accessory building.

The character of the area is very low-density single-family residential. Most properties are AG (Agricultural), with some zoned RE-1 (Residential Estate). The site is in an area designated on the Vision2030 Land Use Plan as Residential Estate.

While the AG (Agricultural) district is primarily intended to protect land suited for agricultural uses from incompatible uses, it is also a holding zone intended to preserve land suited for eventual development into other uses. The district was also assigned to properties when they were annexed into the city limits in the past, as required by [Section 118-20](#) of the zoning ordinance. This allowed for zoning changes to be considered at a time when reasonable development of a site was suitable based on long-range plans, availability of public services, and market conditions.

In reference to platting property zoned AG (Agricultural), [Section 118-294\(9\)](#) of the zoning ordinance does not permit property zoned AG to be subdivided or developed for any purpose other than agricultural use without an approved zoning change. In order for the applicant to plat the property, it must be rezoned to an appropriate residential zoning





district. The property owner has submitted a one-lot plat for the property and is in review by the Development Review Committee.

**VISION2030 COMPREHENSIVE PLAN:** This area is designated on the Vision2030 Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density less than two (2) units per acre. These neighborhoods are characterized by large lots, rural street design, estate-style fencing, barns, and livestock. These properties address a specific market niche and add to the diverse mix of housing and lot options for the community.

**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 RE-1 (Residential Estate). This district was formerly named R-1-S (Special Single-Family) and is intended to provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of one unit per acre in a quasi-rural setting. The RE-1 district is specifically planned to allow for the keeping of livestock in a residential setting.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG (Agricultural)	Residential Estate	Single-family residences
WEST	AG (Agricultural)	Residential Estate	Single-family residences
SOUTH	RE-1 (Residential Estate)	Residential Estate	Single-family residences
EAST	AG (Agricultural)	Residential Estate	Single-family residences

**PLAT STATUS:** The property is unplatted. Approval of a final plat would be required prior to any construction. A plat for the property has been submitted and is under review.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the December 2, 2024, meeting and voted 7-0 to recommend approval. At the time of this staff report publication, meeting minutes had not been completed. They will, however, be distributed to City Council prior to the December 9 meeting.

**RECOMMENDATION:**

Approve Ordinance No. 3880.