

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 9, 2024
SUBJECT: ZC24-0107, Ordinance No. 3865, Public hearing and consideration of a request from Roe Gordon for a zoning change from AG (Agricultural) to RE-1 (Residential Estate) at 7901 Green Valley Drive, being 1.31 acres described as a portion of Tract 2A1, Stephen Richardson Survey, Abstract 1266.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

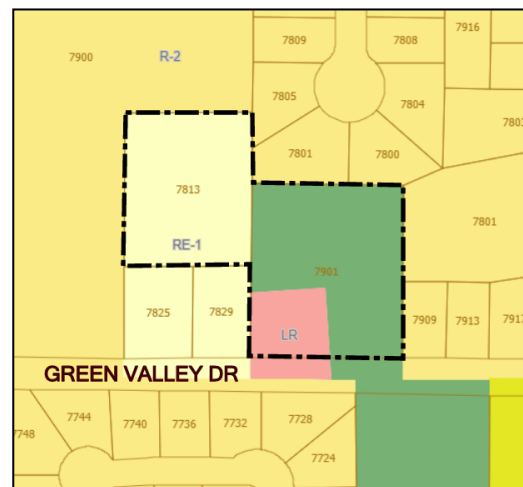
Roe Gordon is requesting a zoning change from AG (Agricultural) to RE-1 (Residential Estate) on 1.31 acres located at 7901 Green Valley Drive.

GENERAL DESCRIPTION:

The property under consideration is a 1.31-acre tract located on the north side of Green Valley Drive between Smithfield Road and Ember Oaks Drive. The applicant is requesting a zoning change to RE-1 (Residential Estate) with the intent to plat the property to allow the issuance of remodel and addition permits for the existing house.

The 1.31-acre tract is a portion of a 2.82-acre tract that includes additional property zoned LR (Local Retail) and RE-1 (Residential Estate). The Local Retail portion was zoned in 1991 and is currently used as a contractor's office. The Residential Estate portion was zoned in January 2000. The future plat would create one lot that includes the entire 2.82-acre tract.

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 and receive building permits for the remodel and addition to the house, the property must be rezoned to an appropriate residential zoning district.

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 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 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 | R-2 (Single-Family Residential) | Low Density Residential | Single-family residences |
| WEST | RE-1 (Residential Estate) | Low Density Residential | Single-family residences |
| SOUTH | R-2 (Single-Family Residential) AG (Agricultural) | Low Density Residential | Single-family residences |
| EAST | R-2 (Single-Family Residential) | Low Density Residential | Single-family residences |

PLAT STATUS: The property is unplatted.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission will consider this item at the September 5, 2024, meeting. If the Commission issues a recommendation to City Council, staff will brief City Council of their recommendation at the September 9, 2024, meeting.

RECOMMENDATION:

Approve Ordinance No. 3865.