



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** November 18, 2021  
**SUBJECT:** ZC21-0014 Public hearing and consideration of a request from Jason Haynie for a zoning change from AG (Agricultural) to R-1-S (Special Single-Family) at 8008 Valley Drive, being 2.21 acres described as Tract 1B3, Stephen Richardson Survey, Abstract 1266.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Jason Haynie is requesting a zoning change from AG (Agricultural) to R-1-S (Special Single-Family) on 2.21 acres located at 8008 Valley Drive.

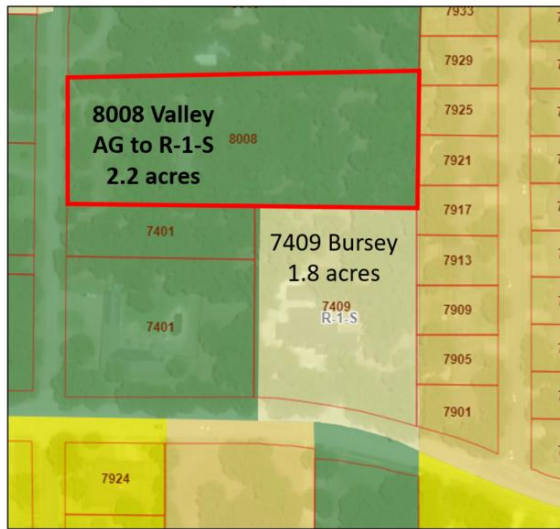
### **GENERAL DESCRIPTION:**

The property is located on the east side of Valley Drive north of Bursey Road. The property is unplatted and currently developed with a single-family residence. The 2.21-acre property has 179 feet of frontage on Valley Drive and is approximately 536 feet deep.

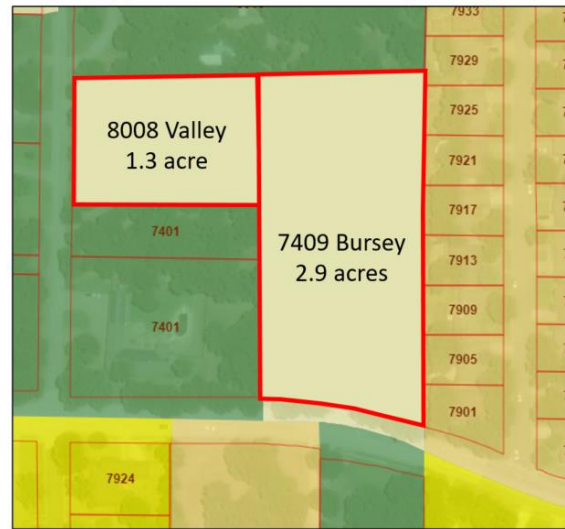
The character of the development in the Valley Drive and Continental Trail area is low density single-family residences on estate style lots. Most of the properties are zoned AG (Agricultural), with four lots zoned R-1-S (Special Single-Family).

The applicant also owns and lives on property at 7409 Bursey Road, which is immediately south of the property in question and zoned R-1-S (Special Single-Family). Mr. Haynie is requesting a zoning change to R-1-S on the property in question with the intent to subdivide the property and incorporate the eastern portion of the site into his existing lot. The remaining portion of the property with the existing house would be platted as a separate lot of approximately 1.3 acres in size. If the zoning change is approved, approval of a subdivision plat would be required to divide the property as described. While this is the current intent of the applicant, this subdivision action is not guaranteed. In either case, the property at 8008 Valley Drive would remain at least 1 acre in size.

Rezoning Request



Applicant's Plan for Future Replatting



**LAND USE PLAN:** This area is designated on the Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density of 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 R-1-S Special Single-Family. The R-1-S zoning district is intended to provide areas for very low-density development of single-family detached dwelling units that are constructed at an approximate density of one unit per acre in a quasi-rural setting. The R-1-S 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	AG (Agricultural) R-1-S (Special Single-Family)	Residential Estate	Single-family residences
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences



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

**CITY COUNCIL:** The City Council will consider this request at the December 13, 2021, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve ZC21-0014.