

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** December 2, 2024

SUBJECT: ZC24-0117 Public hearing and consideration of a request from Rick Figueroa for a zoning change from RE-1 (Residential Estate) to R-2 (Single-Family Residential) at 8800 Kirk Lane, being 720 square feet described as a portion of Lot 5, Block 1, Taylor's Place.

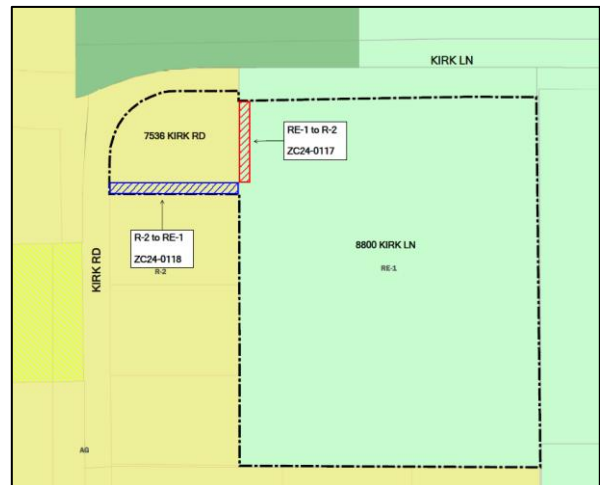
PRESENTER: Clayton Comstock, Managing Director of Development Services

SUMMARY:

Rick Figueroa is requesting a zoning change from RE-1 (Residential Estate) to R-2 (Single-Family Residential) on a 720-square-foot portion of a lot located at 8800 Kirk Lane.

GENERAL DESCRIPTION:

The property under consideration is a 720-square-foot portion of a lot located at 8800 Kirk Lane, which is on the south side of Kirk Lane east of Kirk Road. The applicant is requesting a zoning change on this strip of land to R-2 (Single-Family Residential) with the intent to submit a replat of this lot and the adjacent property at 7536 Kirk Road. The owner intends to do a land swap between the lots to accommodate the construction of a sanitary sewer service line for 8800 Kirk Lane. A zoning change request for the adjacent lot is an associated item on the December 2, 2024, agenda (see ZC24-0118).



The character of the area is low-density single-family residential. Most properties are zoned RE-1 (Residential Estate), R-2 (Single-Family Residential), and AG (Agricultural).

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.

EXISTING ZONING: The existing 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.

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	AG (Agricultural) RE-1 (Residential Estate)	Low Density Residential	Single-family residences
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	RE-1 (Residential Estate)	Low Density Residential	Single-family residences

PLAT STATUS: The property is platted as Lot 5, Block 1, Taylor’s Place.

CITY COUNCIL: The City Council will consider this request at the December 9, 2024, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC24-0117.