



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 19, 2020
SUBJECT: ZC 2020-10 Public hearing and consideration of a request from Royce Dale Franklin for a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) at 8404 Franklin Court, being 0.202 acres described as Lot 12, Thomas Peck Subdivision.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Royce Dale Franklin is requesting a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) on 0.202 acres located at 8404 Franklin Court.

GENERAL DESCRIPTION:

The property is located south of Shady Grove Road on the east side of Franklin Court near the south end of the street. The lot is part of the Thomas Peck Subdivision, which was platted in 1969. The property is an existing platted lot of record.

The applicant is requesting a zoning change to R-2 (Single-Family Residential) with the intent to construct a new residence on the property. The 8,800-square foot lot is located on the east side of the cul-de-sac circle, has 92 feet of street frontage, and is approximately 95 feet deep at the center of the lot. While the property is nonconforming to the R-2 lot standards shown below, the lot size and dimensions are considered existing conditions that were in place prior to the lot’s incorporation into the city. The owner would be responsible for installing any water and sanitary sewer taps and associated impact fees.

R-2 DISTRICT	STANDARD	EXISTING LOT
Lot area	9,000 SF	8,800 SF
Lot width	72.5 ft	92 feet
Lot depth	110 ft	95 feet
Front building line	20 ft	25 ft

While most of the lots on Franklin Court are zoned Agricultural, six lots have been rezoned to R-2 (Single-Family Residential). These properties were rezoned in 2002, 2011, 2014, 2019, and 2020 to accommodate the construction of new single-family residences. If the proposed zoning change is approved, there would be twelve remaining lots on Franklin Court zoned AG (Agricultural).



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 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-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)	Low Density Residential	Single-family residence
WEST	AG (Agricultural)	Low Density Residential	Vacant
SOUTH	AG (Agricultural)	Low Density Residential	Vacant
EAST	AG (Agricultural)	Low Density Residential	Vacant

PLAT STATUS: The property is currently platted as Lot 12, Thomas Peck Subdivision.

CITY COUNCIL: The City Council will consider this request at the December 14, 2020, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2020-10.