

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 9, 2025

SUBJECT: ZC25-0132, Ordinance No. 3905, Public hearing and consideration of a request from Troy Valentine and Curtis West for a zoning change from AG (Agricultural) and R-3 (Single-Family Residential) to R-2 (Single-Family Residential) at 7816 and 7900 Douglas Lane, being 3.04 acres described as Lot 1, Block 4, Londonderry Addition, and Tract 1A1A, John Condra Survey, Abstract 310.

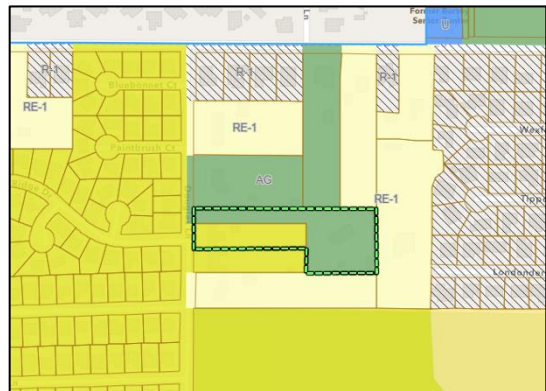
PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

Troy Valentine and Curtis West are requesting a zoning change from AG (Agricultural) and R-3 (Single-Family Residential) to R-2 (Single-Family Residential) on 3.04 acres located at 7816 and 7900 Douglas Lane.

GENERAL DESCRIPTION:

The 3.04-acre area under consideration consists of two properties located on the east side of Douglas Lane between Bursey Road and Cross Timbers Park. Each property is developed with a single-family residence. In March 2025, the owners conducted a land exchange to modify the boundaries of each property. The owners are requesting a zoning change to R-2 (Single-Family Residential) with the intent to replat the property to formalize the property exchange.



The Valentine property (7816 Douglas Lane) is a platted one acre lot zoned R-3 (Single-Family Residential). The West property (7900 Douglas Lane) is an unplatted 2.04 acre tract zoned AG (Agricultural). The land exchange included a portion of the rear of the Valentine lot and portion of the front of the West lot, which resulted in each property being split between two zoning districts. Since a replat of the properties is necessary to establish the new property boundaries of each lot, the applicants propose to rezone both properties to the R-2 (Single-Family Residential) district. An exhibit illustrating the land exchange is attached for reference.

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.

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) and R-3 (Single-Family Residential). 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 the practical and economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

The R-3 district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas and to provide areas for moderate density development of single-family detached dwelling units which are constructed at an approximate density of 4.8 units per acre.

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 residences
WEST	R-3 (Single-Family Residential)	Low-Density Residential	Single-family residences
SOUTH	R-3 (Single-Family Residential) RE-1 (Residential Estate)	Low-Density Residential	Single-family residences
EAST	RE-1 (Residential Estate)	Low-Density Residential	Single-family residences

PLAT STATUS: The property at 7816 Douglas Lane is platted as Lot 1, Block 4, Londonderry Addition. The property at 7900 Douglas Lane is unplatted. Approval of a



replat of the property would be required to formalize the land exchange and establish the current property boundaries.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 15, 2025, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3905.