



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager **DATE:** April 23, 2018

**SUBJECT:** ZC 2018-02, Ordinance No. 3512, Public hearing and consideration of a request from Teague, Nall, and Perkins, Inc., for a zoning change from R-1-S Special Single-Family to R-2 Single-Family Residential at 8120 Sayers Lane, being 2.199 acres described as Lot 8, Block 3, Woodbert Addition.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

On behalf of Oakmark Custom Homes, Teague, Nall, and Perkins, Inc., is requesting a zoning change from R-1-S Special Single-Family to R-2 Single-Family Residential on 2.199 acres located at 8120 Sayers Lane.

### **GENERAL DESCRIPTION:**

The applicant is requesting a zoning change to R-2 Single Family Residential with the intent to develop the property as single-family residential. The property is located west of Davis Boulevard on the south side of Sayers Lane at the end of the street. The site is currently vacant.

The proposed zoning change is consistent with the recommendations and policies of the Comprehensive Plan.

**PUBLIC INPUT:** Following posting of the public hearing signs on the subject property, the Planning & Zoning Department received a petition in opposition to the request. The Texas Local Government Code states in part that if a written petition of opposition is signed by the owners of at least 20% of the area of the lots or land included in the 200-foot notification area surrounding the property, the affirmative vote of at least three-fourths of all members of the governing body is required to approve the request.

The analysis of the petition indicates that the owners of 62.6% of the land area signed the petition in opposition to the request. Consequently, approval of the application will require at least six (6) affirmative votes by City Council. A copy of the petition and a map showing the opposition area are attached.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as "Low Density Residential." This designation provides areas for the development of traditional, low-density single-family detached dwelling units.



**CURRENT ZONING:** The property is currently zoned R-1-S Special Single-Family. This 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.

**PROPOSED ZONING:** The proposed zoning is R-2 Single-Family Residential. The R-2 zoning district is intended provide areas for low density development of single-family detached dwelling units that 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	Vacant
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	R-3 Single-Family Residential AG Agricultural	Low Density Residential	Single family residence

**PLAT STATUS:** A portion of the property is currently platted as Lot 8, Block 3, Woodbert Addition.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the April 5, 2018, meeting and voted 6-0 to recommend approval.

**RECOMMENDATION:**

Approve Ordinance No. 3512.