

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 2, 2025

SUBJECT: ZC25-0145 Public hearing and consideration of a request from Santos Catalan for a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) at 8459 Shady Grove Road, being 1.319 acres described as Tract 13A4, Thomas Peck Survey, Abstract 1209.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of RAA Real Estate Investing LLC (owner), Santos Catalan is requesting a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) on 1.319 acres located at 8459 Shady Grove Road.

GENERAL DESCRIPTION:

The property under consideration is a 1.319-acre tract located on the east side of Shady Grove Road, with access to Fresh Meadows Road. The site is developed with a single-family residence and swimming pool, which are in a state of disrepair. The applicant is requesting a zoning change to R-2 (Single-Family Residential) with the intent to plat the property for the construction of a new residence.



The character of the area is low-density single-family residential with adjacent commercial development. Most properties are zoned R-2 (Single-Family Residential) with a mix of lot sizes. Office, service, and restaurant uses are located south of the property between Shady Grove Road and North Tarrant Parkway. The site is in an area designated on the Vision2030 Land Use Plan as Low Density Residential.

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. The property owner has submitted a one-lot plat for the property, and it is in review by the Development Review Committee.

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). 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 | R-2 (Single-Family Residential) | 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 | R-2 (Single-Family Residential) | Low-Density Residential | Single-family residences |

PLAT STATUS: The property is unplatted, however a plat application is under review by the Development Review Committee (DRC) for one residential lot. Pending zoning approval, the DRC will be able to approve and file the plat.

CITY COUNCIL: The City Council will consider this request at the October 27, 2025, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC25-0145.