



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** August 3, 2023
SUBJECT: ZC23-0067 Public hearing and consideration of a request from Joel Maldonado for a zoning change from AG (Agricultural) to R-2 (Single Family Residential) at 8424 Franklin Court, being 0.23 acres described as Lot 17, Thomas Peck Subdivision.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Joel and Monica Maldonado are requesting a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) on 0.23 acres located at 8424 Franklin Court.

GENERAL DESCRIPTION:

The property is located south of Shady Grove Road on the east side of Franklin Court. The lot is part of the Thomas Peck Subdivision, which was platted in 1969. The lot is currently vacant.

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 10,000-square foot lot has 80 feet of frontage on Franklin Court and is approximately 125 feet deep. While the property is a platted lot, the owner would be responsible for installing any water and sanitary sewer taps and associated impact fees.

While ten of the lots on Franklin Court are zoned Agricultural, nine lots have been rezoned to R-2 (Single-Family Residential). These properties were rezoned in 2002, 2011, 2014, 2019, 2020, 2021, and 2022 to accommodate the construction of new single-family residences.

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	R-2 (Single-Family Residential)	Low Density Residential	Single-family residence
WEST	AG (Agricultural)	Low Density Residential	Vacant
SOUTH	AG (Agricultural)	Low Density Residential	Single-family residence
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residence

PLAT STATUS: The property is currently platted as Lot 17, Thomas Peck Subdivision.

CITY COUNCIL: The City Council will consider this request at the August 14, 2023, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC23-0067.