



# PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** March 3, 2022  
**SUBJECT:** PLAT22-0008 Consideration of a request from Jason Haynie for a replat of Lots 8R and 9, Block B, Green Valley Country Estates, being 3.984 acres located at 7409 Bursey Road and 8008 Valley Drive.  
**PRESENTER:** Clayton Husband, Principal Planner

**SUMMARY:**

Jason Haynie is requesting approval of a replat of Lots 8R and 9, Block B, Green Valley Country Estates. This 3.984-acre property is located at 7409 Bursey Road and 8008 Valley Drive.

**GENERAL DESCRIPTION:**

The property under consideration consists of two parcels located on Bursey Road and Valley Drive. The applicant owns both properties, and resides at 7409 Bursey Road. The property on Valley Drive is unplatted and currently developed with a vacant single-family residence.

The applicant intends to subdivide the property on Valley Drive to incorporate the eastern portion of the site into his existing lot. The remaining portion of the property would be platted as a separate lot for single-family residential construction.

The property is zoned R-1-S (Special Single-Family), and the lots are summarized in the table below.

R-1-S STANDARD	LOT 8R (BURSEY RD)	LOT9 (VALLEY DR)
Lot size: One (1) acre	2.784 acres	1.2 acres
Lot width: 85 feet	256 ft	179 ft
Lot depth: 120 feet	515 ft	291 ft
Front building line: 25 feet	25 ft	25 ft

**LAND USE PLAN:** This area is designated on the Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density of less than two (2) units per acre. These neighborhoods are characterized by large lots, rural street design, estate-style fencing, barns, and livestock. These



properties address a specific market niche and add to the diverse mix of housing and lot options for the community.

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

**TRANSPORTATION PLAN:** The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Bursey Road	C4U Major Collector	Suburban Neighborhood	4-lane undivided roadway 68-foot right-of-way width
Valley Drive	R2U Local Road	Local Road	2-lane undivided roadway 50-foot right-of-way width

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG (Agricultural)	Residential Estate	Single-family residences
WEST	AG (Agricultural)	Residential Estate	Single-family residences
SOUTH	AG (Agricultural) R-2 (Single-Family Residential)	Residential Estate Low Density Residential	Single-family residences
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences

**PLAT STATUS:** A portion of the property is platted as Lot 8, Block B, Green Valley Country Estates. The remainder of the site is unplatted.

**CITY COUNCIL:** The City Council will consider this request at the March 28, 2022, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing.

**RECOMMENDATION:**

Approve PLAT22-0008 with the conditions outlined in the Development Review Committee comments.