

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 9, 2026
SUBJECT: ZC25-0153, Ordinance No. 3945, Public hearing and consideration of a request from Michael Maddock for zoning change from RE-1 (Residential Estate) to R-2 (Single-Family Residential) at 7609 North Forty Road, being 1.22 acres described as Lot 4R, Block 4, McComas Subdivision.
PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

Michael and Michelle Maddock are requesting a zoning change from RE-1 (Residential Estate) to R-2 (Single-Family Residential) on 1.22 acres located at 7609 North Forty Road.

GENERAL DESCRIPTION:

The property under consideration is a 1.22-acre tract located on the north side of North Forty Road between Bartay Drive and Mabell Street. The property also has frontage and driveway access on Buck Street. The site is developed with a single-family residence and detached accessory building. The applicant is requesting a zoning change to R-2 (Single-Family Residential) with the intent to subdivide the property into two lots for the construction of a new residence.

The character of the area is low-density single-family residential. Most properties are zoned R-2 (Single-Family Residential), with estate-size lots zoned RE-1 (Residential Estate) west of the neighborhood. The property is in an area designated on the Vision2030 Land Use Plan as Low Density Residential.

In May 2011, City Council approved a zoning change for the property from R-2 (Single-Family Residential) to R-1-S (Special Single-Family); the RE-1 (Residential Estate) district replaced the R-1-S (Special Single-Family) in 2023. At the same time a replat of the property was approved to create a single 1.22-acre lot. This is the property's current zoning and configuration. These approvals were requested at the time to allow for construction of the detached accessory building, which were necessary under the standards in place in 2011. The request under consideration would allow for the property to revert to its previous condition of two residential lots.

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 RE-1 (Residential Estate). This district was formerly named R-1-S (Special Single-Family) and is intended to provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of one unit per acre in a quasi-rural setting. The RE-1 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). 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) AG (Agricultural)	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 platted as Lot 4R, Block 4, McComas Subdivision. The owner has indicated the intent to subdivide the property into two lots. If the zoning is approved, that plat would qualify for administrative approval by the Development Review Committee.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the January 15, 2026, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3945