



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 19, 2019
SUBJECT: ZC 2018-18 Public hearing and consideration of a request from Karen and Frank Trazzera for a zoning change from AG Agricultural to R-2 Single-Family Residential at 6713 Brazos Bend Drive, being 1.89 acres described as Tracts 3D1, 3J, and 3N, Tandy K. Martin Survey, Abstract 1055.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Karen and Frank Trazzera are requesting a zoning change from AG Agricultural to R-2 Single-Family Residential on 1.89 acres located at 6713 Brazos Bend Drive.

GENERAL DESCRIPTION:

The property is located at the south end of Brazos Bend Drive, which is east of Crane Road and south of Amundson Drive. The Woodland Oaks subdivision borders the property on the north and east sides. Until just recently, the property was developed with a single-family residence that was constructed about 1959. The applicant has recently demolished the house.

The applicant is requesting a zoning change to R-2 Single-Family Residential with the intent to subdivide the property and construct three new single family homes. The attached zoning exhibit provides a conceptual layout of the future lots. The 1.89-acre parcel has 134 feet of frontage on Brazos Bend Drive and is approximately 390 feet deep. A final plat of the property is a related item on the September 19, 2019, agenda (see FP 2018-07).

COMPREHENSIVE PLAN: This area is designated on the Comprehensive 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 (Woodland Oaks Addition)
WEST	R-1 Single-Family Residential AG Agricultural	Low Density Residential	Single-family residences
SOUTH	AG Agricultural	Low Density Residential	Single-family residence
EAST	R-2 Single-Family Residential	Low Density Residential	Single-family residences (Woodland Oaks Addition)

PLAT STATUS: The property is currently unplatted. A final plat of the property is a related item on the September 19, 2019, agenda (see FP 2018-07).

CITY COUNCIL: The City Council will consider this request at the October 14, 2019, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2018-18.