



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 18, 2021
SUBJECT: ZC 2020-07 Public hearing and consideration of a request from Torino LLC for a zoning change from AG (Agricultural) to R-1 (Single-Family Residential) at 7509 Chapman Drive, being 2.74 acres described as Tract 4, John McComas Survey, Abstract 1040.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Torino LLC is requesting a zoning change from AG (Agricultural) to R-1 (Single-Family Residential) on 2.74 acres located at 7509 Chapman Drive.

GENERAL DESCRIPTION:

The property is located on the north side of Chapman Drive across from the intersection of Holiday Lane. The property is unplatte and developed with a 1,140-square-foot residence built in 1948 and associated accessory buildings and structures. The 2.74-acre property has approximately 410 feet of frontage on Chapman Drive and is approximately 328 feet deep.

The property is located near the northeast corner of Meadow Road and Chapman Drive. The Meadow Road/Little Ranch Road area is characterized by low-density single-family residences on estate style lots. Most properties are over one acre in size and generally zoned R-1-S (Special Single-Family). The residential area south of the site consists of traditional suburban residential lots in the Fox Hollow subdivision. The lots fronting the south side of Chapman Drive are zoned R-2 (Single-Family Residential).

The owner is requesting a zoning change with the intent to plat the property and develop single-family residential lots. The proposed R-1 (Single-Family Residential) district requires a minimum lot size of 13,000 square feet, a minimum lot width of 85 feet, and a minimum lot depth of 120 feet. While a subdivision plat is not proposed at this time, the property dimensions could allow for four or more lots depending on the design of the development.

LAND USE PLAN: This area is designated on the Vision2030 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.



The Vision2030 Land Use Plan also states that transitional densities and lot sizes of 13,000 square feet (0.3 acre) or more may be appropriate when adjacent to Major Collector roadways and existing conventional suburban residential neighborhoods. New development should be sensitive to the surrounding context in scale and form, and be designed to reflect a contiguous and seamless growth pattern that avoids fragmented and disconnected development.

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-1 Single Family Residential. This 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 2.9 units per acre.

SURROUNDING ZONING | LAND USE:

| DIRECTION | ZONING | LAND USE PLAN | EXISTING LAND USE |
|-----------|---------------------------------|-------------------------|--------------------------|
| NORTH | R-1-S (Special Single-Family) | Residential Estate | Single-family residence |
| WEST | R-1 (Single-Family Residential) | Residential Estate | Vacant lots |
| 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 currently unplatte.

STAFF REVIEW: Over the course of the past several years, the Development Review Committee (DRC) reviewed multiple submittals by the applicant after a City Council denial of an R-2 (Single-Family Residential) zoning change request on the same property. The DRC has consistently recommended that the applicant consider a Planned Development (PD) zoning district to guarantee a maximum lot count and specific lot layout, ensure the project blended with the context of the area, and provide an appropriate transition from the suburban context to the south and the more rural context to the north. A PD zoning district could also address specific standards related to setbacks, fencing, landscaping, architectural design, and access constraints. Specifically, DRC has expressed concerns about multiple driveway cuts onto Chapman Drive between Meadow Road and Holiday Lane. The DRC is comfortable with four (4) lots facing Chapman Drive with two shared driveways.

Alternatively, the Vision2030 Land Use Plan also recommended the creation of a new single family residential zoning district that establishes a half-acre minimum lot size. Staff has also suggested that the applicant wait until that new zoning district is considered by City Council.



The DRC encouraged the applicant to meet with the property owners in the Meadow Road area to discuss the proposal before it was considered by the Planning and Zoning Commission and City Council.

PUBLIC INPUT: Following posting of the public hearing signs on the subject property, the Planning & Zoning Department received written opposition to the request. Copies of the correspondence is included in the "Public Input" attachment. Opposition by one property owner adjacent to the north of the proposal has initiated Section 211.006 of the Texas Local Government Code, whereby a three-fourths vote by City Council (i.e. "super-majority") is required to approve the request. Section 211.006 does not apply to the Planning and Zoning Commission.

CITY COUNCIL: The City Council will consider this request at the December 13, 2021, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Deny ZC 2020-07 as presented or recommend approval of a Residential Planned Development (R-PD) for a maximum of four lots on the property with other lot dimension and design standards that address the overall neighborhood context and driveway access to Chapman Drive and reflect the Vision2030 Land Use Plan recommendation for Residential Estate.