

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 2, 2025

SUBJECT: ZC25-0144 Public hearing and consideration of a request from James Stewart for a zoning change from AG (Agricultural) to RE-1 (Residential Estate) at 8912 Eden Road, being 2.001 acres described as Tracts 1F and 1K, Oziah Rumfield Survey, Abstract 1365.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

James Stewart is requesting a zoning change from AG (Agricultural) to RE-1 (Residential Estate) on 2.001 acres located at 8912 Eden Road.

GENERAL DESCRIPTION:

The property under consideration is 87,151 square feet in size and consists of two tracts of land located east of Eden Road and south of Rumfield Road. The site is developed with a single-family residence constructed in 1965. The property does not have frontage on Eden Road but has access to the road by an ingress and egress easement. The applicant is requesting a zoning change to RE-1 (Residential Estate) with the intent to plat the property for the construction of an accessory building.



The character of the area is low-density single-family residential. Most properties along Eden Road are zoned AG (Agricultural), with the Flamingo Estates development to the east and south zoned R-2 (Single-Family Residential) and PD (Planned Development). The site is in an area designated on the Vision2030 Land Use Plan as Low Density Residential.

While the AG (Agricultural) district is primarily intended to protect land suited for agricultural uses from incompatible uses, it is also a holding zone intended to preserve land suited for eventual development into other uses. The district was also assigned to properties when they were annexed into the city limits in the past, as required by [Section 118-20](#) of the zoning ordinance. This allowed for zoning changes to be considered at a time when reasonable development of a site was suitable based on long-range plans, availability of public services, and market conditions.



In reference to platting property zoned AG (Agricultural), [Section 118-294\(9\)](#) of the zoning ordinance does not permit property zoned AG to be subdivided or developed for any purpose other than agricultural use without an approved zoning change. In order for the applicant to plat the property, it must be rezoned to an appropriate residential zoning district. The property owner intends to submit a one-lot plat for the property.

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 (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 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.

SURROUNDING ZONING | LAND USE:

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

PLAT STATUS: The property is unplatted. Approval of a plat would be required prior to any construction.

CITY COUNCIL: The City Council will consider this request at the October 27, 2025, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC25-0144.