



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 16, 2023
SUBJECT: ZC23-0084 Public hearing and consideration of a request from Barton Surveying and Laser Scanning LLC for a zoning change from AG (Agricultural) to R-2 (Single Family Residential) at 7609 Buck Street, being 0.50 acres described as Lot A17, Block A, Hewitt Estates Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Peter and Tammy Wilson, Barton Surveying and Laser Scanning LLC is requesting a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) on 0.50 acres located at 7609 Buck Street.

GENERAL DESCRIPTION:

The property under consideration is a 21,780-square-foot site located on the north side of Buck Street west of Hewitt Street. The site is vacant.

The character of the area on Buck Street and surrounding streets is low-density single-family residential. Most properties are zoned R-1 (Single-Family Residential) and R-2 (Single-Family Residential). Over the past eight years the area has experienced new development of single-family residences on existing and new lots.

The applicant is requesting a zoning change to R-2 (Single-Family Residential) with the intent to plat the property as a single lot to construct a new residence. A final plat application is an associated item on the November 16, 2023, agenda (see PLAT23-0054).

The site has 145 feet of frontage on Buck Street. While only one lot is proposed, the property dimensions could allow the property to be divided into two lots fronting Buck Street. The lots could comply with the area, width, and depth standards of the R-2 (Single-Family Residential) zoning district.

LAND USE PLAN: This area is designated on the 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
WEST	AG (Agricultural)	Low Density Residential	Single-family residences
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is currently unplatted.

CITY COUNCIL: The City Council will consider this request at the December 11, 2023, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC23-0084.