

## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** September 19, 2019  
**SUBJECT:** ZC 2019-02 Public hearing and consideration of a request from Jerry Jackson for a zoning change from R-1-S Special Single-Family to R-1 Single-Family Residential at 6805 Meadow Road, being 0.64 acres described as the south 95 feet of Lot 7, Block 3, Morgan Meadows.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Jerry Jackson is requesting a zoning change from R-1-S Special Single-Family to R-1 Single-Family Residential on 0.64 acres located at 6805 Meadow Road.

### **GENERAL DESCRIPTION:**

The property is located on the west side of Meadow Road, between North Forty Road and Hewitt Street. The property is currently undeveloped. The character of the development on Meadow Road is low density single-family residences on estate style lots. Most of these properties are zoned R-1-S Special Single Family, while some properties are zoned R-1 Single Family Residential.

The applicant is requesting a zoning change to R-1 Single-Family Residential with the intent to plat the property and construct one new single-family residence. The 27,952-square foot parcel has 95 feet of frontage on Meadow Road and is approximately 294 feet deep. The size and dimensions of the parcel are consistent with the proposed R-1 zoning district. The existing dimensions of the property would not allow for any future subdivision of the property under the proposed R-1 zoning.

The site under consideration is the south 95 feet of Lot 7 Block 3.

In 1995, the owner of Lot 7 split the property by metes and bounds and sold the southern





portion of the lot to the adjacent property owner to the south. The lot split was done without approval of a replat of the lot. Since then, both portions of Lot 7 have changed ownership. Currently, the subject tract is owned by the property owner of 6801 Meadow Road, or Lot 8.

If the zoning change is approved, the owner would need to submit a plat of the southern portion of Lot 7. The plat would establish the current property boundary lot and allow for the issuance of building permits on the site.

***Residential Estate land use***

Under the recently adopted Vision2030 Land Use Plan, the request is consistent with the Residential Estate land use category. This category promotes neighborhoods defined by larger single-family lots at density of less than two (2) units per acre. The site proposed for zoning change has a density 1.56 dwelling units per acre.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density 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.

Transitional densities and lot sizes of 13,000 square feet 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. The Vision2030 Transportation Plan defines Major Collector roadways.

**CURRENT ZONING:** The property is currently zoned R-1-S Special Single-Family. The R-1-S district 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 R-1-S district is specifically planned to allow for the keeping of livestock in a residential setting.

**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.



**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-S Special Single-Family	Residential Estate	Single-family residences
SOUTH	R-1-S Special Single-Family	Residential Estate	Single-family residence
EAST	R-1 Single-Family Residential	Low Density Residential	Single-family residences

**PLAT STATUS:** The property is currently unplatted. Approval of a plat of the property would be required before building permits could be issued on the site.

**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 2019-02.