

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 13, 2022

SUBJECT: ZC22-0026, Ordinance No. 3741, Public hearing and consideration of a request from Scott Wood for a zoning change from R-3 (Single-Family Residential) to R-1-S (Special Single-Family) at 8104 Green Valley Drive, being 1.99 acres described as Lot 2, College Park Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Scott Wood is requesting a zoning change from R-3 (Single-Family Residential) to R-1-S (Special Single-Family) on a 1.99-acre property located at 8104 Green Valley Drive.

GENERAL DESCRIPTION:

The property under consideration is a 1.99-acre lot located on the south side of Green Valley Drive just west of Davis Boulevard. The site is developed with a single-family residence. The lot is 200 feet wide and approximately 443 feet deep.

The applicant lives on the adjacent property at 8100 Green Valley Drive, which is zoned R-1-S (Special Single-Family). He is requesting a zoning change on the property in question with the intent to replat the property to incorporate the southern portion of the site into his existing lot. The remaining portion of the property at 8104 Green Valley Drive would be platted as a separate one-acre lot with the existing residence. The replat is a related item on the June 13, 2022, agenda (see PLAT22-0018).

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 R-3 (Single-Family Residential). The R-3 district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas. It also provides area for moderate density development of single-family detached dwelling units constructed at an approximate density of 4.8 dwelling units per acre.

PROPOSED ZONING: The proposed zoning is R-1-S (Special Single-Family). The R-1-S zoning 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 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.



SURROUNDING ZONING | LAND USE:

| DIRECTION | ZONING | LAND USE PLAN | EXISTING LAND USE |
|-----------|---------------------------------|----------------------------|-------------------------------------|
| NORTH | C-1 (Commercial) | Medium Density Residential | Vacant |
| WEST | R-1-S (Special Single-Family) | Low Density Residential | Single-family residence |
| SOUTH | R-3 (Single-Family Residential) | Low Density Residential | Single-family residence |
| | C-1 (Commercial) | | Landscape contractor/sod sales |
| EAST | C-2 (Commercial) | Office Commercial | Vacant / Communications tower |
| | PD (Planned Development) | | Roofing contractor office/warehouse |

PLAT STATUS: The property is platted as Lot 2, College Park Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 19, 2022, meeting and voted 5-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3741.