



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** November 14, 2022

**SUBJECT:** ZC22-0040, Ordinance No. 3769, Public hearing and consideration of a request from Ben Loibl for a zoning change from AG (Agricultural) to R-1-S (Special Single-Family) at 8900 Kirk Lane, being 1.45 acres described as Tract 18A1, Stephen Richardson Survey, Abstract 1266.

**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

Ben Loibl is requesting a zoning change from AG (Agricultural) to R-1-S (Special Single-Family) on 1.454 acres located at 8900 Kirk Lane.

### **GENERAL DESCRIPTION:**

The property under consideration is a 1.454-acre site located on the south side of Kirk Lane, between Kirk Road and Precinct Line Road. The site is developed with a single-family residence. The property is unplatted and has 200 feet of frontage on Kirk Lane and is approximately 316 feet deep.

The applicant is requesting a zoning change on the property with the intent to plat the property and create one single-family residential lot so that the property is eligible for building permits for the construction of an accessory building and future renovations to the house. There are two related items for this property on the November 14, 2022, agenda: a final plat for the property (PLAT22-0029) and a special use permit for a permanent accessory building (ZC22-0043).

**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-1-S (Special Single-Family). 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 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	R-1-S (Special Single-Family)	Low Density Residential	Single-family residence
WEST	R-1-S (Special Single-Family)	Low Density Residential	Single-family residence
SOUTH	R-1-S (Special Single-Family)	Low Density Residential	Single-family residence
EAST	R-1-S (Special Single-Family)	Low Density Residential	Single-family residence

**PLAT STATUS:** The property is unplatted.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the October 17, 2022, meeting and voted 7-0 to recommend approval.

**RECOMMENDATION:**

Approve Ordinance No. 3769.