



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 2, 2024

SUBJECT: ZC24-0097 Public hearing and consideration of a request from Bella Builders for a zoning change from AG (Agricultural) to R-1 (Single-Family Residential) at 6829-6901 Crane Road, being 1.47 acres described as Lots 1 and 2, Dawn King Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Bella Builders is requesting a zoning change from AG (Agricultural) to R-1 (Single-Family Residential) on 1.47 acres located at 6829-6901 Crane Road.

GENERAL DESCRIPTION:

The property under consideration consists of two existing lots on the west side of Crane Road between Wind River Drive and Myranda Court. The 1.47-acre site is developed with two single-family residences. The applicant is requesting a zoning change to R-1 (Single-Family Residential) with the intent to reconfigure the property into three 21,000-square-foot lots to construct three new single-family residences. A replat application is an associated item on the May 2, 2024, agenda (see PLAT24-0063).

The character of the area on Crane Road and surrounding streets is low-density single-family residential. Many of the properties surrounding and west of the site are zoned R-1 (Single-Family Residential), with most other property zoned R-2 (Single-Family Residential).

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 (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 2.9 units per acre.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	AG (Agricultural)	Low Density Residential	Single-family residences
SOUTH	R-1 (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 platted as Lots 1 and 2, Dawn King Addition.

CITY COUNCIL: The City Council will consider this request at the May 28, 2024, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC24-0097.