



PLANNING AND ZONING COMMISSION MEMORANDUM

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

SUBJECT: ZC24-0100 Public hearing and consideration of a request from Phons Souvannarath for a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) at 6725 Hewitt Street, being 1.91 acres described as Tract 4C1, John McComas Survey, Abstract 1040.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Phons Souvannarath is requesting a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) on 1.91 acres located at 6725 Hewitt Street.

GENERAL DESCRIPTION:

The property under consideration is a 1.91-acre tract located on the west side of Hewitt Street across from the intersection of Cortland Drive. The site is developed with a single-family residence and multiple accessory structures. The applicant is requesting a zoning change to R-2 (Single-Family Residential) with the intent to subdivide the property into two lots to construct a new single-family residence. A final plat application is an associated item on the May 2, 2024, agenda (see PLAT24-0062).

The character of the area on Hewitt Street and surrounding streets is low-density single-family residential. Properties north and west of the site are zoned R-2 (Single-Family Residential). Areas south and east of the site are zoned R-3 (Single-Family Residential) and are developed as conventional single-family residential subdivisions. Over the past eight years the area has experienced new development of single-family residences on existing and new lots.

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 | R-2 (Single-Family Residential) | Low Density Residential | Single-family residences |
| SOUTH | R-3 (Single-Family Residential) | Low Density Residential | Single-family residences |
| EAST | R-3 (Single-Family Residential) | Low Density Residential | Single-family residences |

PLAT STATUS: The property is unplatted.

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 ZC24-0100.