



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** September 1, 2016

**SUBJECT:** ZC 2016-09 Public Hearing and consideration of a request from Zeon Properties, LLC for a Zoning Change from C-2 Commercial, R-1 Single Family, and AG Agricultural to R-2 Single Family and from AG Agricultural to LR Local Retail on 11.223 acres located in the 7500 block of Davis Boulevard.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

Zeon Properties LLC is requesting a zoning change on 11.223 acres located in the 7500 block of Davis Boulevard. The property is proposed for development as a single-family subdivision that includes two non-residential lots.

### **GENERAL DESCRIPTION:**

The site under consideration is located on the east side of Davis Boulevard between Rumfield Road and Freedom Way. The property surrounds an existing commercial lot at 7700 Davis Boulevard, which is developed as a farmer's market and automobile repair facility. A tributary of Little Bear Creek runs southwest to northeast through the site.

There are 11.223 acres under common ownership by Zeon Property. Of this acreage, 3.347 acres is zoned C-2 Commercial and is not part of this zoning change request. The zoning change proposed on the remaining 7.87 acres consists of two parts.

- *R-2 Single Family Residential.* The largest portion of the zoning change application covers 7.472 acres. This area is proposed as R-2 Single Family Residential, which is associated with a preliminary plat for a residential subdivision. The property is generally located south of the Little Bear Creek tributary.
- *LR Local Retail.* A 0.39-acre parcel is proposed as LR Local Retail. This area is included in the proposed preliminary plat as a non-residential lot at the southwest corner of the property.



**COMPREHENSIVE PLAN:** The Comprehensive Plan classifies this area as “Office.” This designation provides areas for the development of professional and organizational offices along with accessory and related uses.

**CURRENT ZONING:** The property is currently zoned AG Agricultural, R-1 Single Family Residential, and C-2 Commercial.

**PROPOSED ZONING:** The proposed zoning is R-2 Single Family Residential and LR Local Retail. The R-2 district is intended to provide areas for low-density development of single-family detached dwelling units that are constructed at an approximate density of 4.0 units per acre. The LR district is intended for the development of convenience retail shopping, services, and professional offices, principally serving the neighborhood needs, and compatible in scale with adjacent residential development.

**SURROUNDING ZONING | LAND USE:**

**North:** C-1 Commercial and C-2 Commercial | Office

**West:** C-1 Commercial | Retail

**South:** C-2 Commercial, R-2 Single-Family Residential, R-1 Single Family Residential, and R-1-S Special Single Family | Office and Low Density Residential

**East:** R-3 Single Family Residential | Low Density Residential

**PLAT STATUS:** The property is currently platted as Northeast Business Park, an undeveloped subdivision platted in 1974. A new preliminary plat is an associated item on the September 1, 2016, agenda.

**CITY COUNCIL:** The City Council will consider this request at the September 26, 2016, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve ZC 2016-09.