



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** October 20, 2016

**SUBJECT:** ZC 2016-12 Public Hearing and consideration of a request from Joe Oggier for a Zoning Change from AG Agricultural, I-1 Light Industrial, and R-2 Single Family Residential to R-1 Single Family Residential on 2.807 acres located at 6814 & 8600 Martin Drive.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Joe Oggier is requesting a zoning change from AG Agricultural, I-1 Light Industrial, and R-2 Single Family Residential to R-1 Single Family Residential on 2.807 acres located at 6814 & 8600 Martin Drive.

### **GENERAL DESCRIPTION:**

Timothy Oggier, Suzanne Oggier George, and Joe Oggier are the owners of property and a house at 6814 and 8600 Martin Drive. The property is located on the east side of the street north of Cardinal Lane and at the curve in Martin Drive. The applicant, Joe Oggier, is requesting a zoning change with the intent to construct his house on the part of the property and consolidate all the property within the same residential district.

Most of the area is characterized by estate-type single-family lots along Martin Drive. There is a large church campus located east of the property, which has driveway access on Martin Drive immediately south of the Oggier property. The property includes one existing house located at the curve in Martin Drive. The house was constructed in 1973.

This zoning change request has an associated final plat on the October 20, 2016 agenda. The plat includes an area smaller than the zoning change, as it does not include the existing house. The plat includes only the undeveloped portion of the property.

**COMPREHENSIVE PLAN:** The Comprehensive Plan classifies this area as "Low Density Residential." This designation provides areas for the development of traditional, low-density single-family detached dwelling units. The proposed zoning is consistent with the Land Use Plan.



**THOROUGHFARE PLAN:** The development has frontage on Martin Drive, which is classified as a C2U Minor Collector roadway. A C2U roadway is a two-lane undivided street with an ultimate right-of-way width of 60 feet. The plat includes a right-of-way dedication of approximately 375 square feet for Martin Drive.

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

**PROPOSED ZONING:** The proposed zoning is R-1 Single Family Residential. The R-1 zoning district is intended to provide areas for very low-density development of single-family residences that are constructed at an approximate density of 2.9 units per acre. The R-1 district requires a minimum lot size of 13,000 square feet and a minimum house size of 2,300 square feet.

**SURROUNDING ZONING | LAND USE:**

**North:** AG Agricultural and R-2 Single-Family Residential | Low Density Residential  
**West:** R-1 Single-Family Residential | Low Density Residential  
**South:** U Institutional | Low Density Residential and Public / Semi-Public  
**East:** R-2 Single-Family Residential and U Institutional | Low Density Residential and Public / Semi-Public

**PLAT STATUS:** The property is currently unplatted. This proposed zoning change has an associated final plat on the October 20, 2016 meeting agenda.

**CITY COUNCIL:** City Council will consider this request at their November 14, 2016 meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve ZC 2016-12.