

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 15, 2017

SUBJECT: ZC 2017-03, Ordinance No. 3462, Public Hearing and consideration of a request from Safeway Consulting and Contracting, LLC for a zoning change from AG Agricultural and R-1-S Special Single Family to R-2 Single Family Residential on 2.707 acres located at 8600 Clay Hibbins Road and portions of 8517 and 8459 Shady Grove Road.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Safeway Consulting and Contracting is requesting a zoning change from AG Agricultural and R-1-S Special Single Family to R-2 Single Family Residential on three parcels of land totaling 2.707 acres. The property is located at 8600 Clay Hibbins Road and portions of 8517 and 8459 Shady Grove Road.

GENERAL DESCRIPTION:

The applicant is requesting a zoning change on three parcels of land to incorporate the property into the Fresh Meadows Estates subdivision. The parcels are described in the table below, and the parcel label corresponds to the attached zoning exhibit.

LABEL	SIZE	DESCRIPTION
A	0.517 acres	Portion of 8459 Shady Grove Road. Currently zoned AG. Property is vacant.
B	2.000 acres	8600 Clay Hibbins Road. Currently zoned R-1-S. Property includes an existing house.
C	0.190 acres	Portion of 8517 Shady Grove Road. Currently zoned AG. Property is vacant.

The original R-2 Single Family Residential zoning change for this subdivision was approved by the City Council in November 2015. It included 35 residential lots on 10.88 acres of property. In April 2016, a zoning change was approved on 2.6 acres to add 11 residential lots to the subdivision. The zoning change under consideration would add eight lots and 2.707 acres to the subdivision. If approved, the Fresh Meadows Estates subdivision would include 54 lots covering 16.152 acres, which is equivalent to a density of 3.34 dwelling units per acre.



COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Low Density Residential.” This designation provides for traditional low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned AG Agricultural and R-1-S Special Single Family.

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 residences that are constructed at an approximate density of 4.0 dwelling units per acre, a minimum lot size of 9,000 square feet, and a minimum dwelling unit size of 2,000 square feet.

SURROUNDING ZONING | LAND USE:

North: PD Planned Development | Low Density Residential

West: R-2 Single Family Residential and AG Agricultural | Low Density Residential

South: R-2 Single Family Residential | Low Density Residential

East: R-2 Single Family Residential | Low Density Residential

PLAT STATUS: Part of the property is platted as Lot 1, Block 1, Barrett-Andrews Addition, with the remainder being unplatted. A final plat for Fresh Meadows Estates was approved by City Council in July 2016. A revised final plat is an associated item on the May 15, 2017, City Council agenda.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 4, 2017, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3462.