



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** June 7, 2018

**SUBJECT:** ZC 2018-07 Public hearing and consideration of a request from Spry Surveyors for a zoning change from AG Agricultural to R-2 Single-Family Residential at 6812 Hewitt Street, being 1.225 acres described as Tract 2J, John McCommas Survey, Abstract 1040.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of Jennifer Nguyen, Spry Surveyors is requesting a zoning change from AG Agricultural to R-2 Single-Family Residential on 1.225 acres located at 6812 Hewitt Street.

### **GENERAL DESCRIPTION:**

The applicant is requesting a zoning change to R-2 Single Family Residential with the intent to plat the property and construct a new single-family residence on the property. The overall property is 211 feet wide, 244 feet deep, and 53,361 square feet in area. The property is located on the east side of Hewitt Street across from the intersection with Frankie B Street.

The proposed zoning change is consistent with the recommendations and policies of the Comprehensive Plan.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as "Low Density Residential." This designation is intended to provide for traditional, low-density single-family detached dwelling units.

**CURRENT ZONING:** The property is currently zoned AG Agricultural. This 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 R2 Single-Family Residential. The R-2 zoning district is intended 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.



## **SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG Agricultural	Low Density Residential	Single family residence
WEST	R-2 Single-Family Residential	Low Density Residential	Single family residence
SOUTH	R-2 Single-Family Residential	Low Density Residential	Single family residence
EAST	R-2 Single-Family Residential	Low Density Residential	Single family residence

**PLAT STATUS:** The property is unplatted. A final plat of the property is an associated item on the June 7, 2018, agenda (FP 2018-03).

**CITY COUNCIL:** The City Council will consider this request at the June 25, 2018, meeting following a recommendation by the Planning and Zoning Commission.

### **RECOMMENDATION:**

Approve ZC 2018-07.