



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 20, 2018

SUBJECT: ZC 2018-11 Public hearing and consideration of a request from Alpha Land Surveying, Inc., for a zoning change from R-1-S Special Single-Family to R-1 Single-Family Residential at 6779 Brittany Park Court, being 0.526 acres described as a portion of Lot 4, Block 4, Morgan Meadows Addition.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Ralph Swearingin, Jr., Alpha Land Surveying is requesting a zoning change from R-1-S Special Single-Family to R-1 Single-Family Residential on 0.526 acres located on the west side of Meadow Road between Chapman Road and North Forty Road.

GENERAL DESCRIPTION:

The 0.526-acre area proposed for rezoning is the front portion of a 1.67-acre property. The site has 122 feet of frontage on Meadow Road and is approximately 186 feet deep. The owner is requesting a zoning change to R-1 Single-Family Residential with the intent to develop the entire property into two residential lots.

The remainder of the property (1.14 acres) has frontage on and access from Brittany Park Court. It is currently zoned R-1-S Special Single-Family and is not included in the rezoning request. It is included in the replat of the property, which is an associated item on the September 20, 2018, agenda (see RP 2018-06).

The character of the development on Meadow Road is low density single-family residences on estate style lots. Most of these properties are zoned R-1-S Special Single Family, while some properties are zoned R-1 Single Family Residential. The Brittany Park Estates neighborhood is located south and west of the site and is zoned R-2 Single Family Residential.

Estate Lots

Under the current 2012 Comprehensive Land Use Plan, the request is consistent with the "Low Density Residential" land use designation. In 2014, a zoning case in the area led to discussions about estate lots and the applicability of the R-1-S zoning district in certain areas of the city.

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 detached dwelling units that are constructed at an approximate density of 2.9 units per acre.

SURROUNDING ZONING | LAND USE:

| DIRECTION | ZONING | LAND USE PLAN | EXISTING LAND USE |
|-----------|-----------------------------|-------------------------|--------------------------|
| NORTH | R-1-S Special Single Family | Low Density Residential | Single family residence |
| WEST | R-1-S Special Single Family | Low Density Residential | Vacant |
| SOUTH | R-1-S Special Single Family | Low Density Residential | Single family residence |
| EAST | R-1-S Special Single Family | Low Density Residential | Single family residences |

PLAT STATUS: The property is platted as Lot 4, Block 4, Morgan Meadows Addition.

CITY COUNCIL: The City Council will consider this request at the October 8, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Conduct a public hearing and consider ZC 2018-11.