

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 11, 2019

SUBJECT: ZC 2018-25, Ordinance No. 3556, Public hearing and consideration of a request from Charles G. Starnes for a zoning change from AG Agricultural to R-1 Single-Family Residential at 8708 Amundson Drive, being 0.7495 acres described as Tract 2D, TK Martin Survey, Abstract 1055. (CONTINUED FROM THE JANUARY 28, 2019, CITY COUNCIL MEETING).

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of V.M. Investments, LLC, Charles Starnes is requesting a zoning change from AG Agricultural to R-1 Single-Family Residential on 0.7945 acres located at 8708 Amundson Drive.

GENERAL DESCRIPTION:

The property is a triangular-shaped parcel located at the southeast corner of Amundson Drive and Simmons Road. The site is currently developed with a single-family residence.

The applicant is requesting a zoning change to R-1 Single-Family Residential with the intent to develop the site for residential construction. The 32,649-square-foot site has approximately 322 feet of frontage on Amundson Drive.

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. The AG 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 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-3 Single Family Residential	Low Density Residential	Single-family residences
WEST	R-2 Single-Family Residential	Low Density Residential	Single-family residence
SOUTH	R-1 Single-Family Residential R-1-S Special Single-Family	Low Density Residential	Single-family residences
EAST	AG Agricultural	Low Density Residential	Single-family residence

PLAT STATUS: The property is currently unplatted.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the December 20, 2018, meeting and voted 4-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3556.