

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 20, 2019

SUBJECT: ZC 2019-04, Ordinance No. 3586, Public hearing and consideration of a request from Nnamaka and Chinedu Nwanegbo for a zoning change from AG Agricultural to R-2 Single-Family Residential at 8400 Franklin Court, being 0.33 acres described as Lot 10, Thomas Peck Subdivision.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Nnamaka (Victoria) and Chinedu Nwanegbo are requesting a zoning change from AG Agricultural to R-2 Single-Family Residential on 0.33 acres located at 8400 Franklin Court.

GENERAL DESCRIPTION:

The property is located south of Shady Grove Road at the south end of Franklin Court. The lot is part of the Thomas Peck Subdivision, which was platted in 1969. The lot is currently vacant.

The applicant is requesting a zoning change to R-2 Single-Family Residential with the intent to construct a new residence on the property. The 13,634-square foot lot has 60 feet of frontage on Franklin Court and is approximately 115 feet deep. While the property is a platted lot, the owner would be required to extend water and sanitary sewer service to the lot.

While most of the lots on Franklin Court are zoned Agricultural, three lots have been rezoned to R-2 Single-Family Residential. These properties were rezoned in 2002, 2011, and 2014 to accommodate the construction of new single-family residences.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Low Density Residential." This designation provides areas for the development of 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-2 Single-Family Residential. This district is intended to provide areas for low density development of single-family detached dwelling units which 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	Vacant
WEST	AG Agricultural	Low Density Residential	Vacant
SOUTH	R-2 Single Family Residential	Low Density Residential	Single-family residences (Shady Oaks subdivision)
EAST	AG Agricultural	Low Density Residential	Vacant

PLAT STATUS: The property is currently platted as Lot 10, Thomas Peck Subdivision.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 2, 2019, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3586.