



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** August 15, 2019

**SUBJECT:** ZC 2019-10 Public hearing and consideration of a request from Linda Burket for a zoning change from AG Agricultural to R-1 Single-Family Residential at 6809 Crane Road, being 1.29 acres described as Tract 8D, Tandy K. Martin Survey, Abstract 1055.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Linda Burkett is requesting a zoning change from AG Agricultural to R-1 Single-Family Residential on 1.29 acres located at 6809 Crane Road.

### **GENERAL DESCRIPTION:**

The property is located on the west side of Crane Road north of Myranda Court. The property 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 subdivide the property to construct three new residences. The attached zoning exhibit provides a conceptual layout of the future lots. The 1.29-acre parcel has 290 feet of frontage on Crane Road and is approximately 205 feet deep. Water and sanitary sewer service is available to the property.

**VISION 2030 LAND USE PLAN:** This area is designated on the Vision2030 Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

**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. This district is intended to provide areas for very low density development of single-family



detached dwelling units which 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 Single-Family Residential	Low Density Residential	Vacant
WEST	AG Agricultural	Low Density Residential	Single-family residence
SOUTH	R-2 Single Family Residential	Low Density Residential	Single-family residence
EAST	R-1 Single-Family Residential AG Agricultural	Low Density Residential	Single-family residences

**PLAT STATUS:** The property is currently unplatted.

**CITY COUNCIL:** The City Council will consider this request at the August 26, 2019, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve ZC 2019-10.