

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** September 23, 2019

**SUBJECT:** ZC 2018-23, Ordinance No. 3603, Public hearing and consideration of a request from Builders Funding Mgt LP for a zoning change from AG Agricultural and R-1-S Special Single-Family to R-2 Single-Family Residential at 7109-7201 Eden Road and 8751 Hightower Drive, being 9.982 acres described as Lot 1, Block 17, Stoneybrooke Addition, and Tracts 4B1 and 4E, JB Edens Survey, Abstract 499.

**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

Builders Funding Mgt LP is requesting a zoning change from AG Agricultural and R-1-S Special Single-Family to R-2 Single-Family Residential on a 9.982-acre site located in the 7100-7200 block of Eden Road. Through a separate plat application, the applicant is proposing a 21-lot single-family residential development on the site.

### **GENERAL DESCRIPTION:**

The property under consideration is located on the west side of Eden Road across from the intersection of Marti Lane. The site extends between Eden Road and the current eastern terminus of Hightower Drive. The property includes three tracts of land and an unimproved right-of-way for an extension of Hightower Drive. The proposed development includes 21 single-family lots with an approximate density of 2.1 dwelling units per acre.

The development character in the Eden Road area is residential neighborhoods of conventional suburban single-family detached homes. Most properties are zoned R-2 Single-Family Residential or R-3 Single-Family Residential, with some properties being zoned AG Agricultural or R-1-S Special Single-Family.

**LAND USE PLAN:** This area is designated on the 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 and R-1-S Special Single-Family.

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.



The R-1-S single-family residential 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 one unit per acre in a quasi-rural setting. The R-1-S district is specifically planned to allow for the keeping of livestock in a residential setting.

**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. There is an associated special use permit request for two detention/retention storage facilities on the September 23, 2019, agenda (see SUP 2019-09).

**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-2 Single-Family Residential R-3 Single-Family Residential	Low Density Residential	Single-family residences (Stonybrook Addition and Stoney Ridge Addition)
SOUTH	AG Agricultural	Low Density Residential	Single-family residence
EAST	R-2 Single-Family Residential	Low Density Residential	Single-family residences (Eden Addition)

**PLAT STATUS:** The property is currently unplatted. A preliminary plat and final plat are associated items on the September 23, 2019, agenda (see PP 2018-05 and FP 2019-05).

**PUBLIC INPUT:** Attached is all public input and correspondence received to date, as well as the Planning & Zoning Commission meeting minutes from the public hearing. Written opposition has been received by 47.5% of the land area within 200 feet of the subject property. As such, a "super-majority," or three-fourths vote of City Council, is required to approve the requested zoning change.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the September 5, 2019, meeting and voted 6-1 (Werner) to recommend approval.

**RECOMMENDATION:**

Approve Ordinance No. 3603.