



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** June 3, 2021

**SUBJECT:** ZC 2021-06 Public hearing and consideration of a request from Juan Carlos Avelar for a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) at 8400 Franklin Court, being 0.32 acres described as Lot 11, Thomas Peck Subdivision.

**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

Juan Carlos Avelar is requesting a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) on 0.32 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 13,940-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 responsible for installing any water and sanitary sewer taps and associated impact fees.

While most of the lots on Franklin Court are zoned Agricultural, seven lots have been rezoned to R-2 Single-Family Residential. These properties were rezoned in 2002, 2011, 2014, 2019, and 2020 to accommodate the construction of new single-family residences.

**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). 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	R-2 (Single-Family Residential)	Low Density Residential	Single-family residence
WEST	R-2 (Single-Family Residential)	Low Density Residential	Vacant
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	AG (Agricultural)	Low Density Residential	Vacant

**PLAT STATUS:** The property is currently platted as Lot 11, Thomas Peck Subdivision.

**CITY COUNCIL:** The City Council will consider this request at the June 14, 2021, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve ZC 2021-06.