

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 16, 2021

SUBJECT: ZC21-0002 Public hearing and consideration of a request from Cindy and Lamar Slay for a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) at 8463 Shady Grove Road, being 0.726 acres described as Tract 13A, Thomas Peck Survey, Abstract 1209.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Cindy and Lamar Slay are requesting a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) on 0.726 acres located at 8463 Shady Grove Road.

GENERAL DESCRIPTION:

The property is located at the northeast corner of a curve in Shady Grove Road, immediately west of Fresh Meadows Road. The parcel is currently developed with a single-family residence.

The applicant is requesting a zoning change to R-2 (Single-Family Residential) with the intent to plat the property and construct an 878 square foot addition on the north side of the existing residence for a new master bedroom suite and patio. The 33,192-square foot parcel has approximately 420 feet of frontage on Shady Grove Road, with driveway access on the south side of the property. Water service is provided to the property, and a connection to the sanitary sewer will be completed as part of the addition to the house.



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

PLAT STATUS: The property is currently unplatted. A subdivision plat of the property must be approved prior to the issuance of a building permit.

CITY COUNCIL: The City Council will consider this request at the September 27, 2021, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC21-0002.