



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** September 16, 2021  
**SUBJECT:** ZC21-0003 Public hearing and consideration of a request from Edward Khalil for a zoning change from AG (Agricultural) to R-1 (Single-Family Residential) at 8312 Shady Grove Road, being 2.0 acres described as Lot 3, Thomas Peck Subdivision.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of Vuong Nguyen, Edward Khalil is requesting a zoning change from AG (Agricultural) to R-1 (Single-Family Residential) on 2.0 acres located at 8312 Shady Grove Road.

### **GENERAL DESCRIPTION:**

The property is located on the south side of Shady Grove Road immediately east 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-1 (Single-Family Residential) with the intent to construct a new residence on the property. The 87,120-square foot lot has 103 feet of frontage on Shady Grove Road and is approximately 840 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. The northern portion of the lot is also encumbered by floodplain (1% annual chance of flooding).

A property zoned R-1 Single-Family Residential and platted prior to 1998 requires a minimum home size of 2,000 square feet. Because the lot width is greater than 100 feet, the property would also be permitted to have an open style front yard fence.

**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-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	City of Keller (SF-20)	High-Density Single Family (8,000 sf – 15,000 sf lots)	Single-family residences
WEST	R-2 (Single-Family Residential) AG (Agricultural)	Low Density Residential	Single-family residences Vacant lots
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	AG (Agricultural)	Low Density Residential	Single-family residence

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

**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 ZC21-0003.