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## City Council Regular Meeting

**DEPARTMENT:** Development Services  
**FROM:** Tony McIlwain, Development Services Director  
**MEETING:** February 5, 2024

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**SUBJECT:**

1560 Broad Valley Court (Case 23-345): Hold a public hearing and consider approval of an ordinance for a zoning change request from “SFR”, Single-family rural district to “SFE”, Single-family estate district for 4.619 acres of property. *(First and Final Reading) (Staff Presenter: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by unanimous vote)*

**SUMMARY:**

On November 13, 2023, an application was submitted by Samie Campbell, on behalf of Barney and Teresa Basden, requesting to rezone 4.619 acres of property to SFE, Single-family estate to allow for the future construction of single-family homes. The applicant has also submitted a replat (23-288) that is currently under review by the Development Assistance Committee. The aforementioned replat is proposing to subdivide lots 14 and 15R into four lots for the purpose of future residential development. The subdividing of the subject lots triggered the need to rezone all land (Lot 14R-1, Lot 14R-2 and a portion of Lot 14R) within the subject platted area that is currently zoned SFR, Single-Family Rural. The SFR zoning district is deemed a limited classification that may only retain the SFR classification until it is subdivided. The applicant is requesting to rezone the 4.619 acres currently zoned SFR, Single-family rural to SFE, Single-family estate to bring the lots into zoning compliance and conformity with the surrounding area.

The applicant’s narrative and illustrations have been attached as Exhibit 4. Staff recommends approval of an ordinance for a zoning change as proposed by the applicant.

**RECOMMENDATION:**

Approve the ordinance for the zoning change as presented or with modifications.

**PRIOR ACTION/INPUT (Council, Boards, Citizens):**

Jan 16, 2024 Planning and Zoning Commission recommended approval of a zoning change request by a vote of 8-0.

**REFERENCE:**

<https://ecode360.com/39938768#39938768>

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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