
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: February 14, 2023

SUBJECT:

500 CR 1021 (Case 22-164): Hold a public hearing and consider an ordinance for a zoning change request from "A", Agriculture to "SFE" Single-family estate district. *(Staff Presenter: Lidon Pearce, Senior Planner)*

SUMMARY:

On December 12, 2022, an application for a zoning change request was submitted by Carter Mahanay (owner) for a zoning change request of approximately 2.9 acres for single-family estate district.

Development Overview:

The property is currently zoned A, Agriculture and has several unoccupied structures that will be removed when the property is redeveloped. A metal shop/garage (non-commercial) will remain on the property as an accessory, non-dwelling structure. The applicant has requested to rezone the property to SFE, Single-family estate district, to develop the property for a residential use. SFE zoning requires a minimum lot size of one acre.

Zoning and Land Use Table

| | Zoning | Use |
|--------------|-------------------------|-------------------------------|
| Subject Site | A, Agriculture | Vacant residential structures |
| North | A, Agriculture | Residential |
| East | A, Agriculture | Residential |
| South | PD, Planned Development | Residential |
| West | A, Agriculture | Residential |

This site is designated in the Comprehensive Plan as Neighborhoods.

This land use category is intended for predominantly traditional single-family residential developments, but does allow for a mix of densities, lot sizes, housing stock, and styles as appropriate.

Staff supports a zoning change request to “SFE” Single-family estate district based on the adjacent uses and lot sizes, as well as conformance with the Comprehensive Plan.

Engineering:

Development of the land will require platting and engineering reviews.

OPTIONS:

- 1) Recommend approval of an ordinance for a zoning change request to “SFE” Single-family estate district; or
- 2) Recommend approval of an ordinance for a zoning change request to an alternative zoning district; or
- 3) Recommend denial of the ordinance for a zoning change request;

RECOMMENDATION:

Recommend to City Council approval of an ordinance for a zoning change to “SFE” Single-family estate district (Case 22-164).

FISCAL IMPACT:

None.

STAFF CONTACT:

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