



ZC Case 25-258

PRESENTED TO CITY COUNCIL- 2.2.26

TONY D. MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 1500 CR 602

Location:

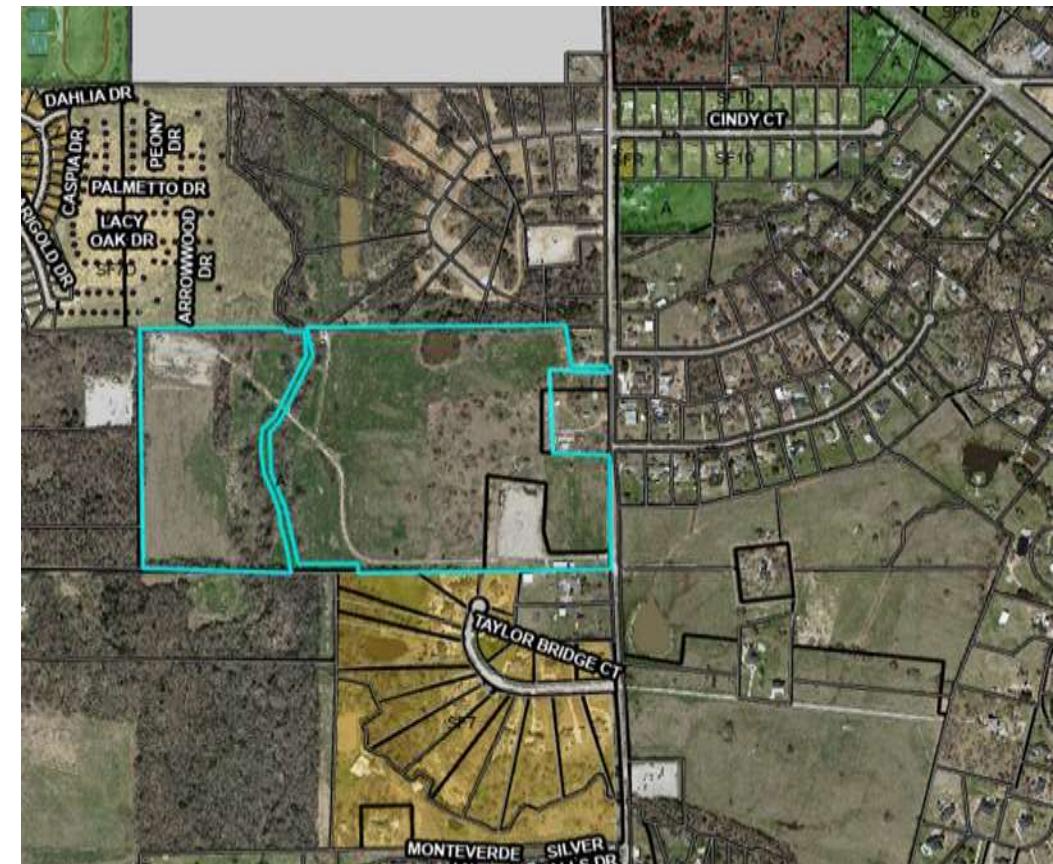
- 1500 CR 602
- 80.122 acres

Applicant:

- Clay Cristy (ClayMoore Engineering)
- Srinu Geedipally (Owner)

Item for approval:

Zoning Change from “A” Agricultural to
“SF10” Single-family (Case 25-258).

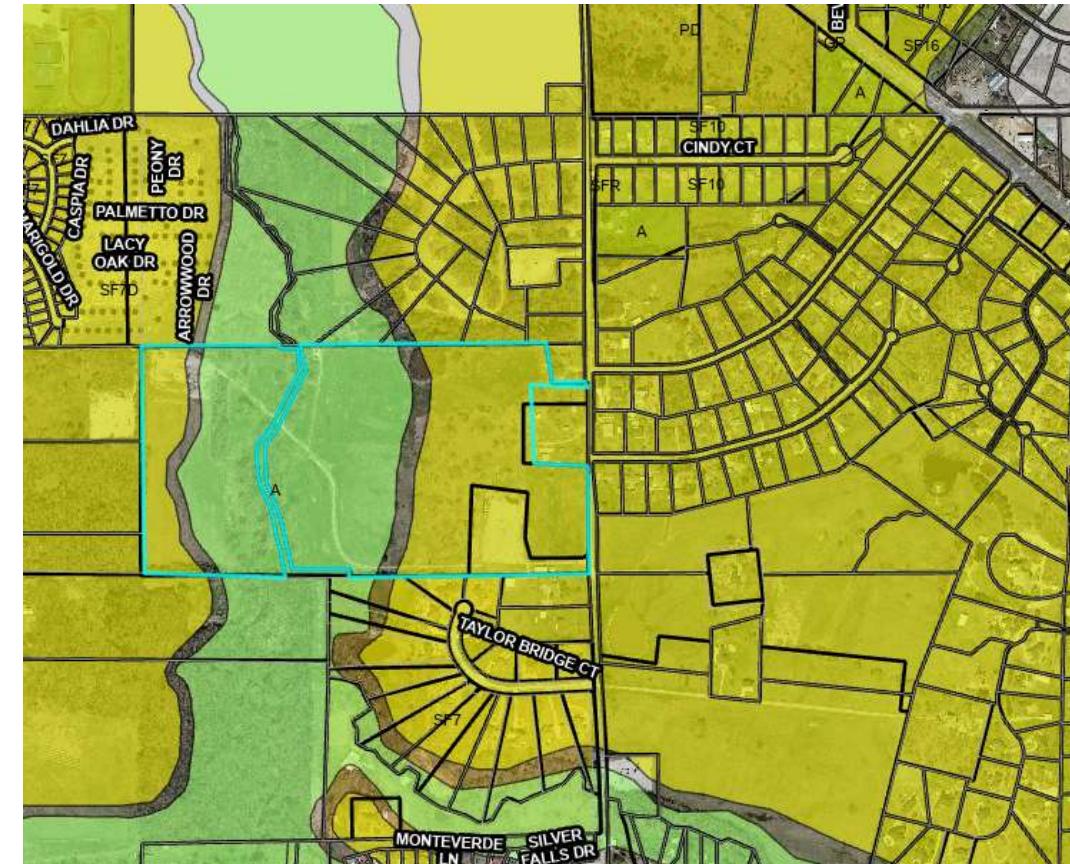
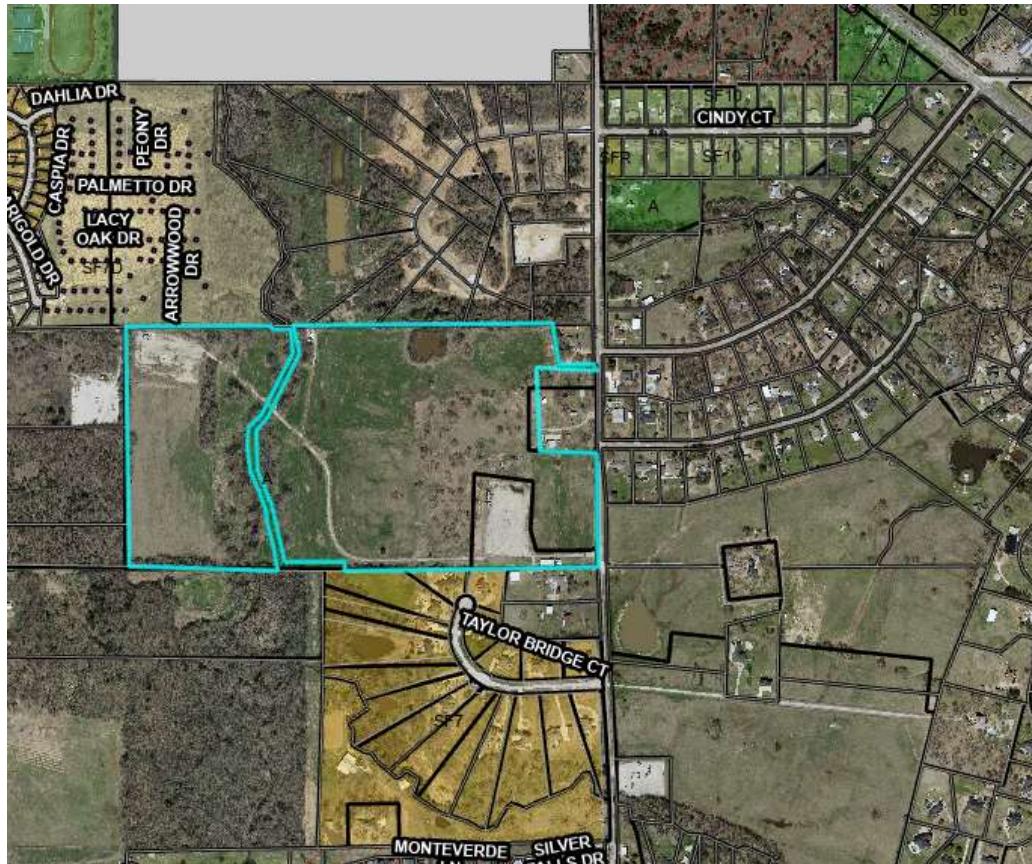


Zoning

ETJ – A, Agricultural upon Annexation

Comprehensive Plan

Neighborhoods



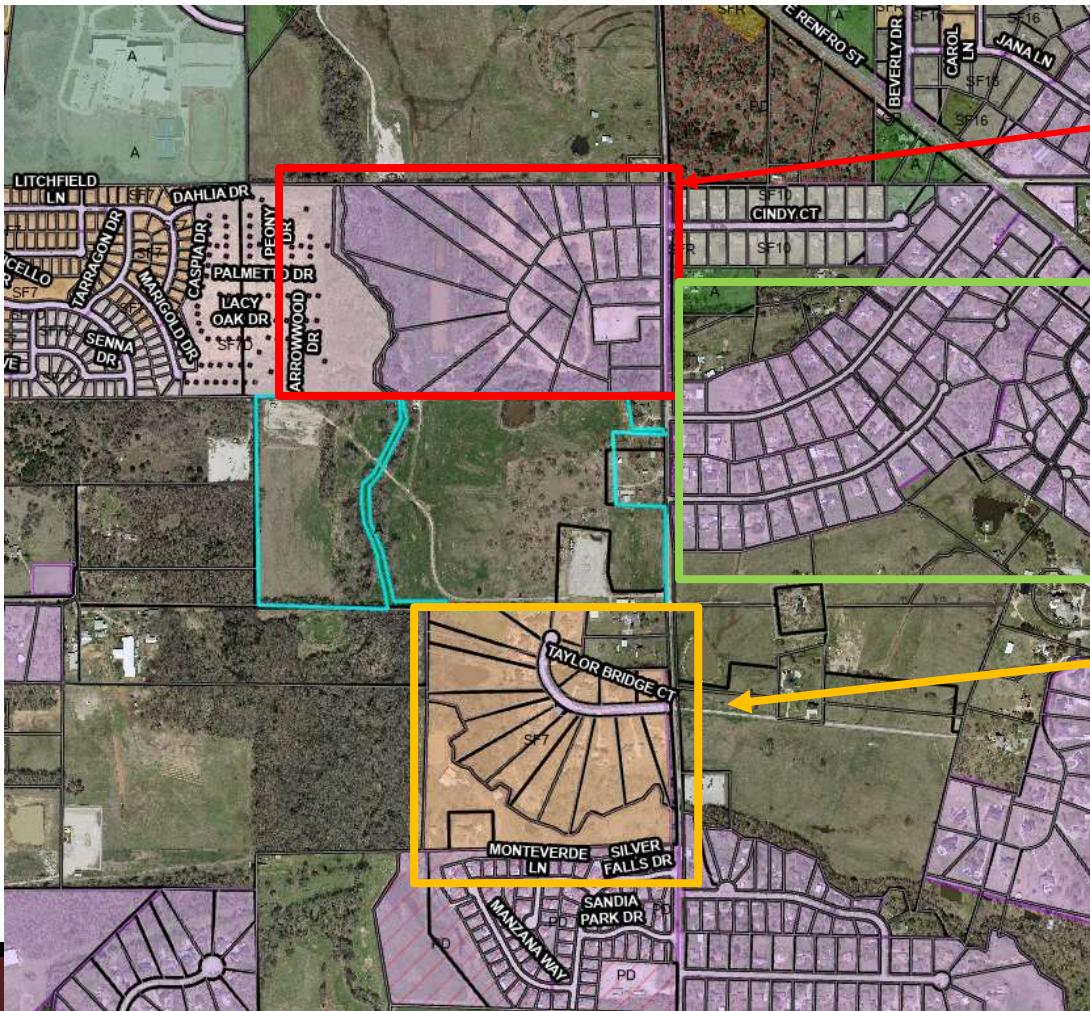
Conceptual layout

The following preliminary layout was provided by the applicant.

Total proposed lots is 96
Avg lot size is 11,133 SF
Min. lot size is 10,000 SF
Max. lot size proposed in
this concept is 20,205 SF



Adjacent Subdivisions



Taylor Bridge North ~ 29 Lots
23 lots of 1 acre or more, 3 lots of 2 acres
or more, and 3 lots of 5 acres or more

Timber Green Addition - 1 acre lots
Any new development within the ETJ
requires lot size to be a minimum of 1 acre

Taylor Bridge Estates ~20 Lots
12 lots of 1 acre or more, 8 lots of 2 acres
or more

Site History

- March 1, 2021 – Annexation request was denied by City Council
- No action was taken on the zoning change request for a PD with 10,000-16,000 SF lots.
- December 13, 2021 – Annexation request was denied by City Council
- No action was taken on the zoning change request for a PD with 10,000-21,000 SF lots.
- Staff received inquiries during the previous zoning requests with concerns regarding:
- Density
- Traffic/Road improvements
- Lot size concerns
- Compatibility issues
- Previous intersection improvement promise at Renfro/CR 602.

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Public Hearing Notice:

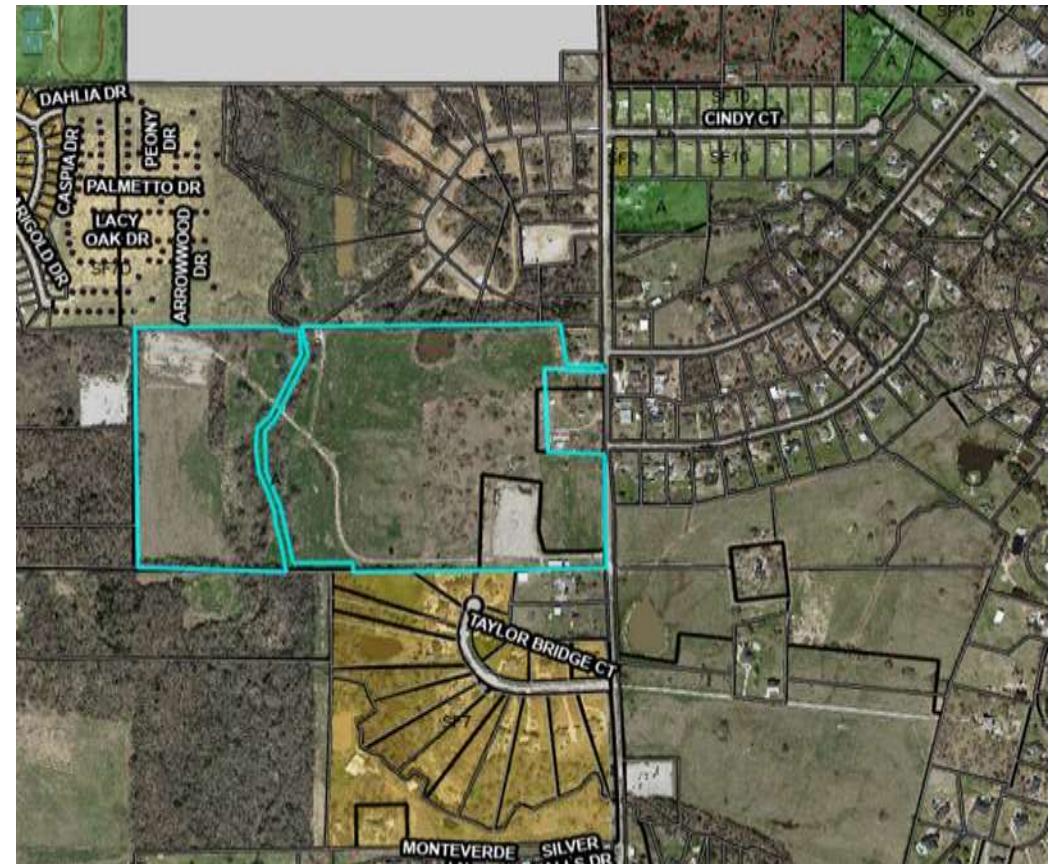
- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



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P&Z Summary:

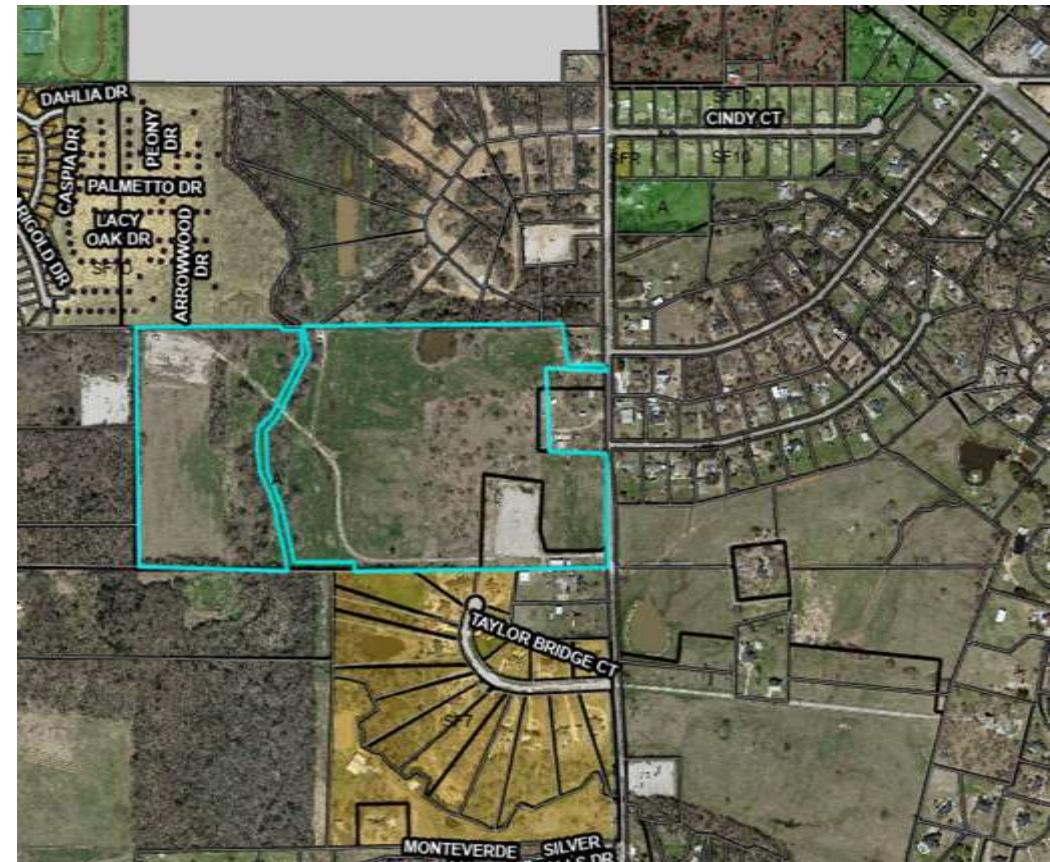
- Recommended disapproval (8-0)
- The applicant spoke on behalf of their development.
- Several speakers from the public spoke in opposition and expressed concerns about:
 - Density
 - Traffic/Road improvements
 - Lot size concerns
 - Compatibility issues
 - Flooding concerns
- Note: specific answers to comments involving traffic, drainage and flooding require engineering analyses/ studies.

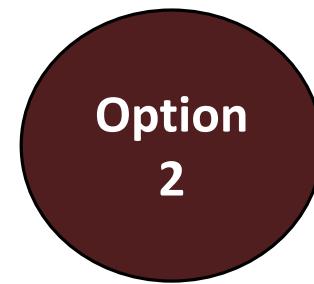


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Staff Recommendation:

- Staff has determined that the requested use aligns with the Comprehensive Plan, but that the proposed lot sizes and requested base zoning district do not conform to the existing lot sizes and density in the area.
- Staff recommends disapproval of the ordinance for a zoning change.





**Recommend
Approval**

**Recommend
Denial**

Questions / Comments

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