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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Lidon Pearce, Senior Planner

**MEETING:** January 31, 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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