
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Director of Development Services

MEETING: February 20, 2023

SUBJECT:

500 CR 1021 (Case 22-164): Hold a public hearing and consider approval of an ordinance for a zoning change request from "A", Agriculture to "SFE" Single-family estate district. (First and Final Reading) *(Staff Presenter: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by unanimous vote)*

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) Approve the ordinance for a zoning change request to “SFE” Single-family estate district;
or
- 2) Approve the ordinance for a zoning change request to an alternative zoning district; or
- 3) Deny the ordinance for a zoning change request;

RECOMMENDATION:

Approve the ordinance for a zoning change to “SFE” Single-family estate district (Case 22-164).

FISCAL IMPACT:

None.

STAFF CONTACT:

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