



**Planning & Zoning Agenda
April 4, 2022**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a rezone on approximately 7.02-acre tract of land in the W.W. Byers Survey, Abstract No. 29, Tract 2A and 2PT, County of Johnson, Texas, located at 143 Caddo Road to change from (R1) Single Family Residential District to the (R2) Moderate Density Residential District to allow for the construction of a townhome development.

- A. Staff Presentation
- B. Owner's Presentation
- C. Those in Favor
- D. Those Against
- E. Owner's Rebuttal

Background Information:

HISTORY: The vacant property has never been platted and will be required to do so.

ZONING: This property is zoned (R1) Single Family Residential District.

ANALYSIS: The proposed development of this property is to allow for both properties to be platted as one lot for the construction of a townhome development.

ENGINEERING RELATED ISSUES: This development will be required to submit engineered construction plans and will also be required to preliminary plat and final plat, the City has agreed that these matters may be part of the construction and platting review process.

RECOMMENDATION: The proposed request complies with the Future Land Use Plan as low density residential. Below is a description of the (R2) Moderate Density Residential District.

Section 6.9 R-2 - Moderate Density Residential District

6.9.1 GENERAL PURPOSE & DESCRIPTION. The R-2 Medium Density residential district is established to provide flexibility for residential density without providing for high density multifamily residential units. The product of this district may be two-family attached units on a single lot, two-family attached units on separate lots, and/or zero lot single-family detached units on separate lots, which permits townhomes and patio home developments. As presented in the Comprehensive Land Use Plan, the R-2 district may be suitable as a buffer zone between single-family and higher intensity uses.

Financial Information:

Only cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200 ft. as required by law. Public written notices sent out not less than 10 days before the P&Z public hearing and at least 15 days before the City Council public hearing.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Rezone Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Letter
- 5) Renderings
- 6) Publication Notice