



**City Council Agenda
January 16, 2025**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a zoning change regarding approximately 0.317 acres of land in the W. W. Byers Survey, Abstract Number 29, Lots 1 Thru 4, BLK 18, Original Town of Joshua, County of Johnson, Texas, located at 101 Santa Fe, to change from (R-1) Single Family Residential District to the (R2) Moderate Density Residential District, to allow for a zero lot line single-family detached units on separate lots.

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

Background Information:

HISTORY: The subject property has been replatted as three lots and approved by the Planning & Zoning Board at the January 6th meeting of 2025.

ZONING: The property is zoned (R-1) Single Family Residential District.

ANALYSIS: The rezoning aims to build three zero-lot line single-family homes per the R-2 Moderate Density Residential District area regulations of Chapter 14A Zoning Ordinance Section 6.9.4, as shown below.

6.9.4

ZERO LOT LINE AREA REGULATIONS.

F.

Size of Lots.

1.

Minimum Lot Area - 3,750 square feet.

2.

Minimum Lot Width - 35 feet.

3.

Minimum Lot Depth - 100 feet.

G.

Size of Setbacks.

1.

Minimum Front Setback - 20 feet.

2.

Minimum Side Setback - 0 feet one side, 10 feet from a remaining side or 15 feet from a side street.

3.

Minimum Rear Setback - 15 feet.

H.

Maximum Lot Coverage -

None.

I.

Minimum Dwelling Unit Area -

1,000 square feet per unit

J.

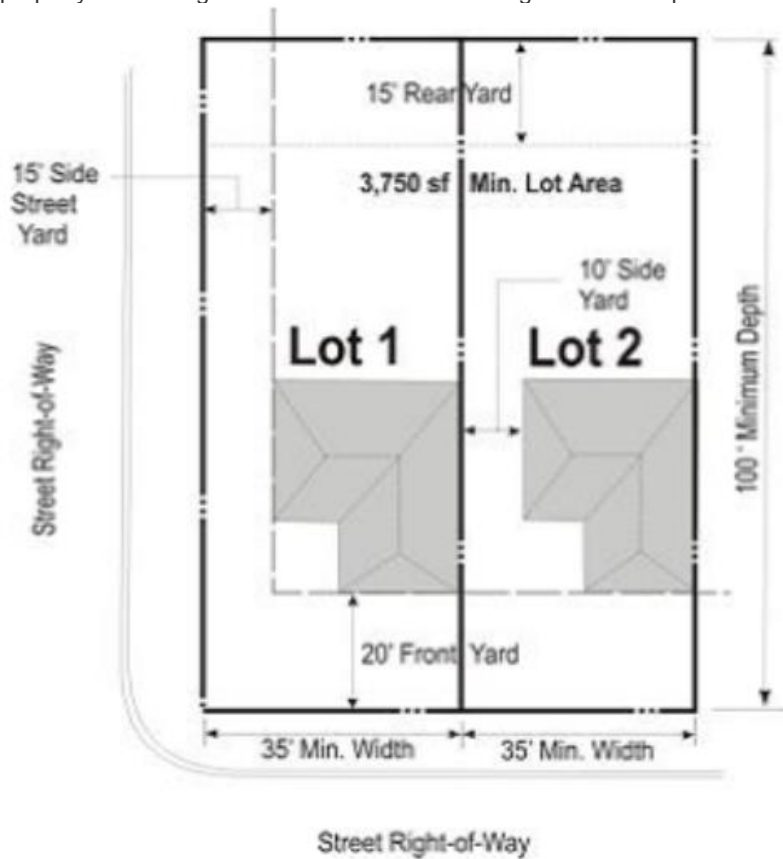
Maximum Height -

35 feet.

K.

Zero Lot Line Designation -

At the time of platting of any zero lot line product, in the Single-Family Attached Option and the Zero Lot Line Option, the property line having the zero lot line shall be designated on the plat.



Financial Information:

The 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

The Planning & Zoning Commission has recommended approval of the zoning change at the January 6th meeting of 2025.

Attachments:

- 1) Rezone Application
- 2) Legal Description
- 3) Tax Certificate
- 4) Property Owner Letter
- 5) Vicinity Map
- 6) Public Notice