



**Planning & Zoning Agenda
May 10, 2022**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a zoning change regarding approximately 60.19 acre of land in the McKinney & Williams Survey, Abstract No. 636, County of Johnson, Texas, located at 1280 Stadium Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a residential subdivision.

- 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 was originally zoned as the Agricultural District.

ZONING: This property is zoned (A) Agricultural District.

ANALYSIS: The proposed development of this property is to allow for the property to be subdivided for the construction of a residential subdivision containing a minimum of 10,000 square feet lots and follow all of the (R1) Single Family Residential District regulations.

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.

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

The proposed request complies with the Future Land Use Plan and staff recommends approval.

Attachments:

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