



**Planning & Zoning Agenda
July 17, 2025**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a zoning change regarding approximately 5.908 acres of land in the McKinney and Williams Survey, Abstract Number 636, County of Johnson, Texas, located at 965 County Road 705, to change from (A) Agricultural District to the (R-1) Single Family Residential District.

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

Background Information:

HISTORY: The property is currently unplatted and consists of approximately 5.908 acres.

ZONING: The property is zoned (A) Agricultural District, which has a 2-acre minimum lot size requirement.

ANALYSIS:

- The applicant intends to subdivide and sell a 1.5-acre portion of the property.
- The current Agricultural zoning does not allow a lot of this size.
- Rezoning to R-1 is consistent with surrounding development patterns and the Future Land Use Plan.
- Utilities and infrastructure appear to be available or can be extended to support the proposed use.

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, Assistant City Mgr.

Staff recommends approval. The Planning & Zoning Board has made the recommendation for approval of the Zone Change during the July 7th meeting of 2025.

Attachments:

- 1) Rezone Application
- 2) Survey/Legal Description
- 3) Property Owner Letter
- 4) Vicinity Map
- 5) Public Notice Hearing