



**Planning & Zoning Agenda  
October 7, 2024**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Public hearing on a request for a zoning change regarding approximately 0.238 acres of land in the W. Byers Survey, Abstract Number 29, Lots 1 Thru 4, BLK 16, Original Town of Joshua, County of Johnson, Texas, located at 309 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 is platted as one lot. The property will have to be subdivided into two lots.

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

**ANALYSIS:** The purpose of the rezoning is to build two zero-lot line single-family homes in accordance with 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.

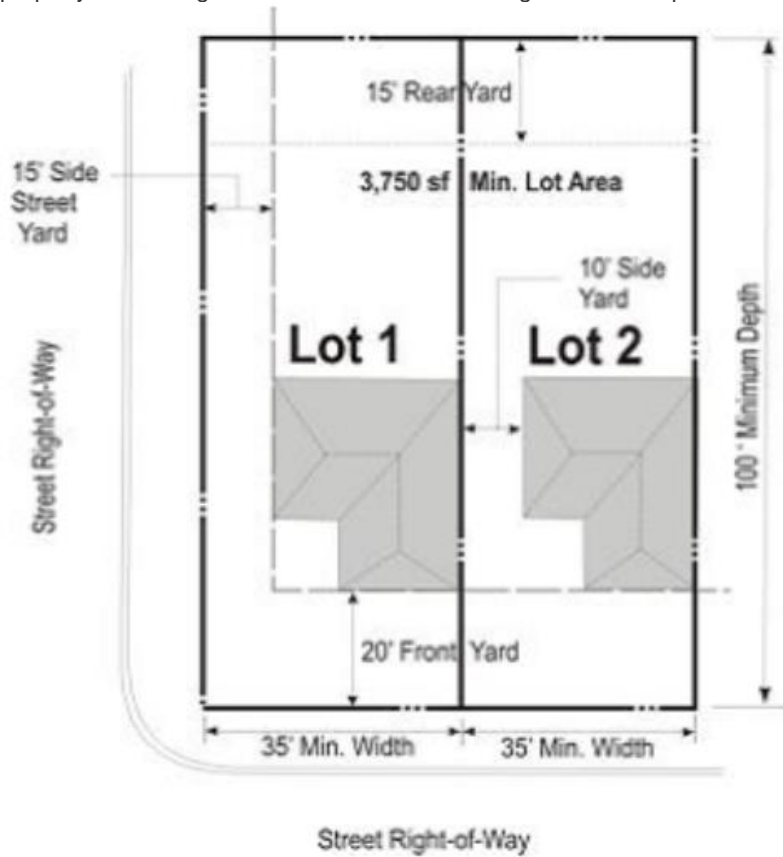
Maximum Height -

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

**Attachments:**

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