

# Rezoning Request PZ-2023-8 6602 & 6608 Peach Tree

Mindy Teague  
Planning & Zoning Director  
City Council Meeting  
April 4, 2023

# Summary

- Question
  - Consider approving a zone change from R-2 Two-Family Dwelling to R-1 Single Family Dwelling District on two lots, being Lots 19 and 20, Blk 8, CB 4432C, being 0.2066 and 0.2204 acres of land, in the Grass Valley Subdivision Unit #1
  - Located at 6602 & 6608 Peachtree Street
- Options
  1. Approval as requested
  2. Denial

# Request

- Staff initiated rezoning request
  - Cleaning up Zoning Map
- To rezone approximately 0.427 acres of land on two lots in Grass Valley Subdivision
- From R-2 Two Family Dwelling to R-1 Single Family Dwelling
- One developed lot located at 6602 and one vacant lot located at 6608 Peach Tree

# Zoning Map

Sites



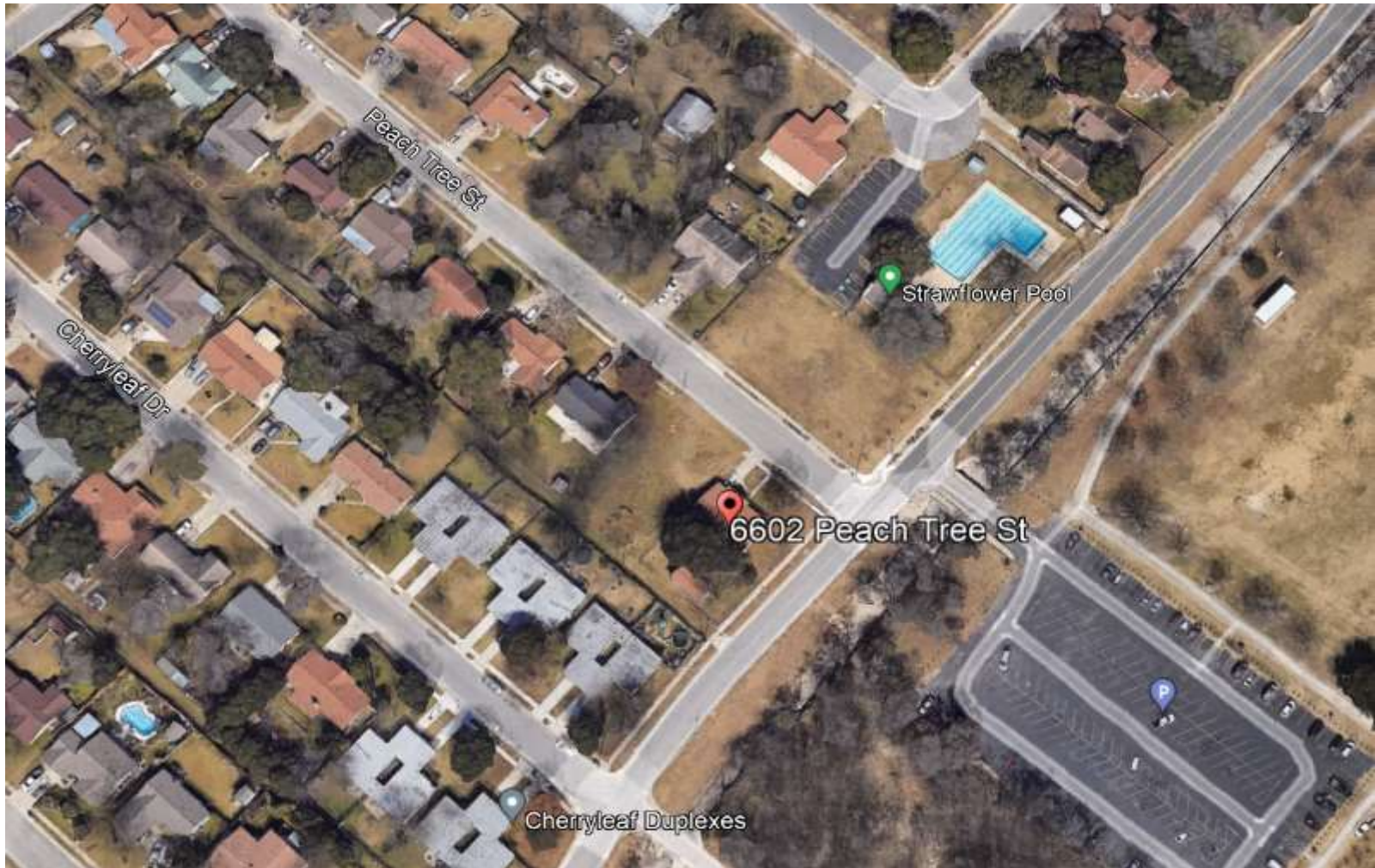
# BCAD Map



Properties



# Aerial View



# Background

- The lots are not large enough to accommodate a duplex, but do fit in the R-1 Single Family Dwelling District
- Existing conditions:
  - Lot 19 has 81.24' of frontage along a public road, is 120' in depth, and has an area of 9,748.8 square feet
  - Lot 20 has 75' of frontage along a public road, is 120' in depth, and has an area of 9,000 square feet
- Per the Zoning Code:
  - R-2 Two Family Dwelling requires minimum frontage of 85' along a public road, a depth of 120', and a minimum area of 10,200 square feet
  - R-1 Single Family Dwelling requires minimum frontage of 70' along a public road, a depth of 120', and a minimum area of 8400 square feet

# Master Plan

- Grass Valley area was annexed 1969 and platted during the late 1960's and early 1970's
- This area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting
- Vacant areas are zoned R-1 Single Family (inaccurate)
- The land use for the Grass Valley Subdivision is an established neighborhood and should be maintained as a residential area
- (Single-Family) and R-2 (Two-Family) should be developed to maintain the existing neighborhood characteristics



# Notification Process

- 12 Letters Sent
- 0 In Favor
- 0 In Opposition
- 0 Undeliverable
- Both property owners agree with this zone change

# Fiscal Impact

- None

# Recommendation

- At the March 28, 2023 Planning and Zoning meeting, the Commission recommended approval of this request

# S.E.E. Statement

**Social Equity:** Approval of this request allows for the single-family dwelling use, which is consistent and compatible with existing surrounding uses

**Economic Development:** Rezoning will allow for the development of the vacant lot, which will increase ad valorem taxes

**Environmental Stewardship:** Any structures built on this property would have to conform to the 2021 International Energy Code