

PZ-2024-6
Rezone - PDD
6518 Samaritan

Mindy Teague
Planning & Zoning Director
Planning & Zoning Meeting
February 27, 2024

Background

- 1971 – Area was annexed
- 1984 – Request to rezone from R-1 to B-2 - denied
- 1985 – Request to rezone from R-1 to R-6 - denied
- 2007 – Residents petition to amend City Master Plan to remove R-6 to only R-1 - approved
- 2010 – Request to rezone from R-1 to R-6 – denied
- 2011 – City Manager presented a TIF – denied

Variations

- The applicant is requesting two variations
- Minimum Lot Width – To decrease from 45' to 40' while keeping the minimum lot size 4,500 sq. ft.
- Tree Variance – Intends to clear the lot to 1995 condition and plant one 1.5 inch tree per lot
- The applicant intends to ask council to reduce the \$112,000 fee required to \$50,000

Special Considerations

- To meet the ingress/egress distance of the Fire Code, the applicant is requesting the City provide an easement at 6530 Samaritan for emergency access
- The applicant is requesting that any future deviations to the plan be internally approved as long as the deviation does not exceed 10 percent
- The streets are proposed to have a 50' ROW, which meets code

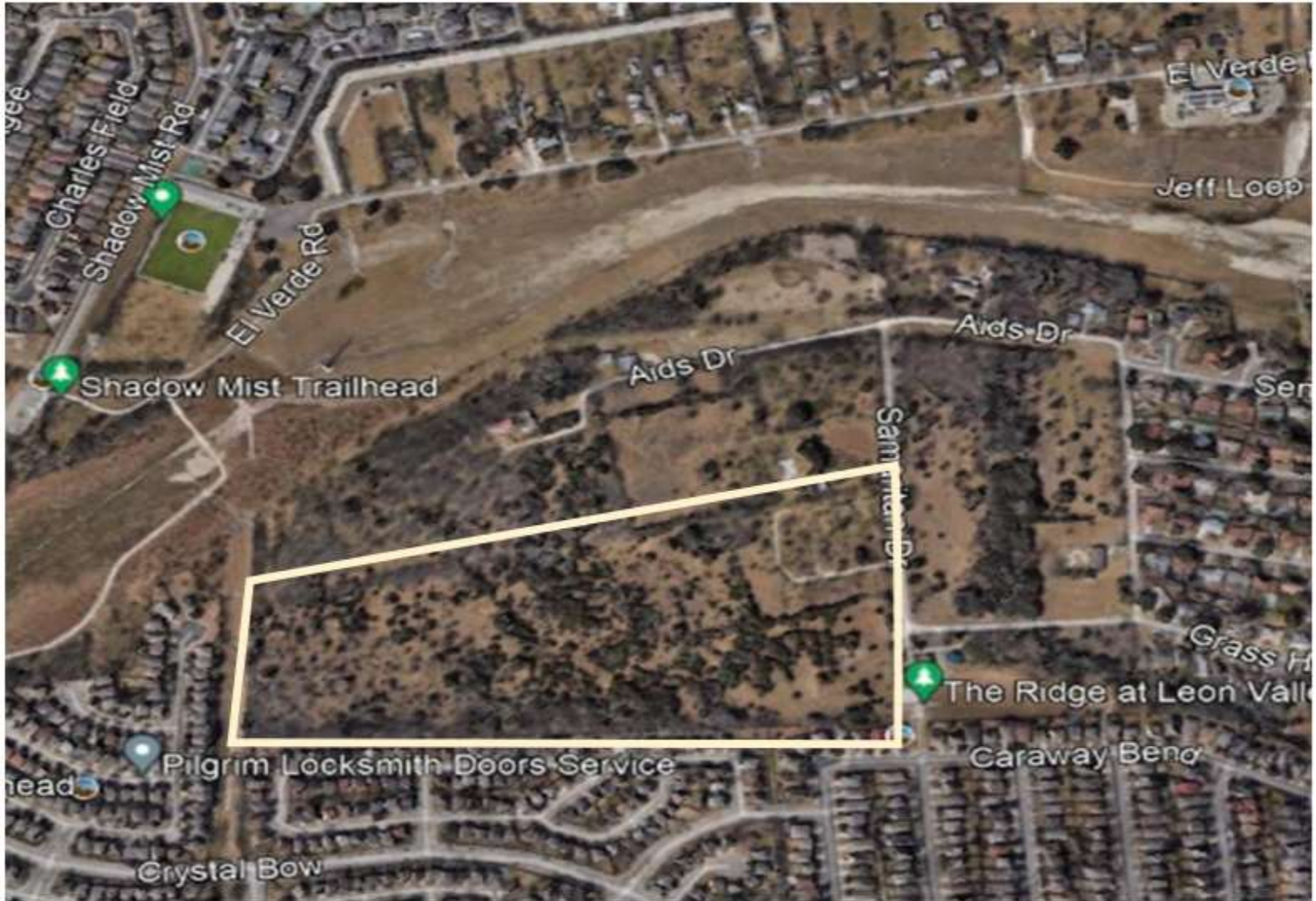
City Master Plan

- The current plan recommends R-1 for this area
- The code states: The planning and zoning commission or city council may initiate proceedings to consider a change to the zoning on any property
- The applicant states: The majority of the surrounding zoning is R-6. Our proposed zoning and PDD is in sync with the surrounding neighborhoods

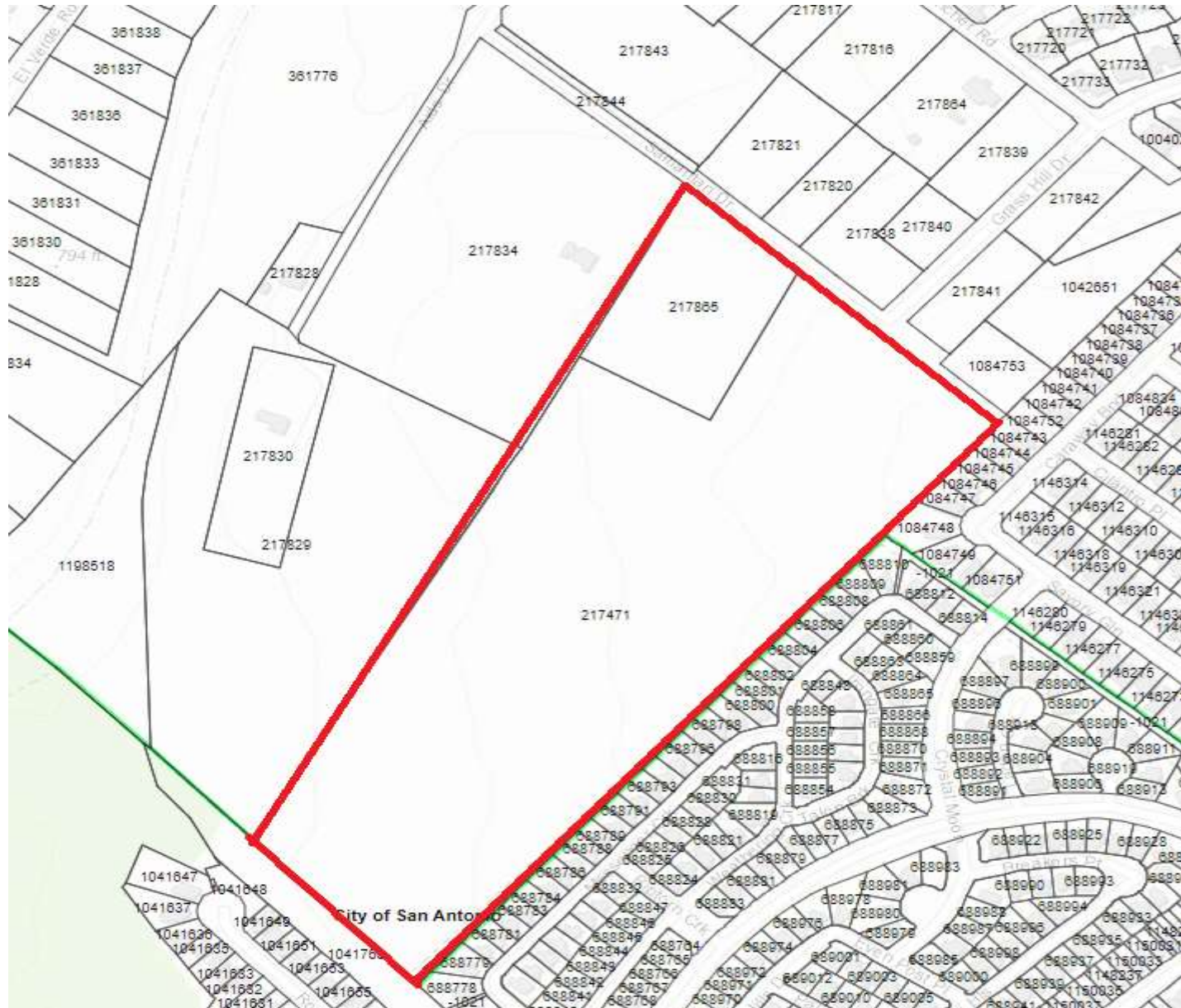
Notification

- 112 Letters were sent out
 1. 0 – In favor
 2. 0 - Opposed
 3. 1 - Undeliverable

Aerial View



Location Map



Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a single-family subdivision will increase ad valorem and sales tax in the city

Recommendation

- Due to the history of rezoning requests and the fact that the property has remained vacant, staff recommends approval of the rezoning and variance requests