



AGENDA ITEM ANALYSIS

Project/Issue Name: 26-04 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.33 Acres of Real Property, Located at 641 North College Avenue, from Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2).

Submitted By: Chris Tabor, Principal Planner

Date: January 20, 2026

Issue Statement

Blake Cantrell Real Estate and Investments, LLC has applied to change the Zoning Classification of approximately 0.33 acres of property located at 641 North College Avenue from Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2).

Discussion and/or Analysis

The subject property is a newly created lot consisting of 0.33 acres of vacant land that was recently split from the parcel directly north through the Minor Subdivision process.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive Rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

- **Goal:** Support market conditions to develop a greater variety of residential and commercial options.
 - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available.
- **Goal:** Support new development that is well-connected to the existing community.
 - **Objective:** Encourage development that improves and expands upon existing infrastructure.
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties.
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.

Rezoning of this parcel is consistent with the City's Adopted Plans.



Compatibility with Surrounding Land Uses

The subject property is adjacent to the following zoning districts:

- Medium Density Single-Family Residential (R1-M) to the North;
- Medium Density Single-Family Residential (R1-M) and Two-Family Residential (R-2) to the East;
- Medium Density Single-Family Residential (R1-M) to the South;
- Medium Density Single-Family Residential (R1-M) to the West.

The Two-Family Residential (R-2) Zoning District is intended to accommodate two-family residential dwellings on properties with direct access to arterial or collector streets. The general land uses and zoning in this area are characterized by a varied mixture of districts that includes High and Medium Density Single-Family Residential, Two-Family Residential, Zero Lot Line Residential, Multifamily Residential, Local Commercial, and General Commercial. The requested rezone is considered harmonious with the surrounding zoning and uses.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

Development of the property will require connecting to existing municipal water and sewer mains located near the site.

Both the water and wastewater systems are in proximity to the site.

Both water (4") and sewer (8") mains run down College Ave.

An 8" gravity sewer main runs through College Ave.

Effluent would travel through gravity directly to the Waste Water Treatment Plant.

The water system and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

The subject parcel is accessible from College Ave. A Traffic Impact Study (TIS) was not required for the Rezoning Application due to the size of the parcel and low intensity of the proposed use.

Floodplain: The subject parcel **does not** contain any Special Flood Hazard Areas (Floodplain).

Sinkholes: The subject property **does not** contain any identified sinkholes.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses, and able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**