

PLANNING & ZONING AGENDA ITEM #5

Planning & Zoning Meeting date: 7/27/10

SUBJECT: Approval of the Rezoning of Walnut Ridge Subdivision and surrounding properties from A-I Agricultural District to R-I Single Family Residential District.

SYNOPSIS: Generally speaking the area known as Walnut Ridge and including several properties along University Avenue was annexed into the City back in the late 1970's or early 1980's and was automatically given a zoning district designation of A-I Agricultural District even though the plats for Walnut Ridge and Walnut Ridge Plat 2 had been approved through Dallas County in 1972 and 1973 and a number of the homes in the area had already been built.

Although the A-I Zoning District does allow for single family homes as a permitted use, the bulk regulations are such that it places all of the existing lots and individual properties in non-conformance. For example, the minimum lot size for a single family home within an A-I Zoning District is five acres. The lot sizes within the area being considered for rezoning range in size from just over a third of an acre to the largest lot being 1.4 acres.

The City has recently received a request for a building permit for construction of a new home on SE Manor Drive. Unfortunately, we are unable to issue the permit based upon the lot and the house not meeting the minimum size and bulk regulations as established within the A-I Zoning District.

It appears this same issue came up in the past back in 2000 when Carolyn Chase built a new home on SE Walnut Ridge Drive. At that time the Chase's owned three adjoining properties including one with an existing house and two vacant lots. The City went ahead and rezoned those three lots to R-I Single Family Residential which allowed for the construction of the new home.

At this time, current staff would prefer to look at and rezone the area as a whole as opposed to just the one individual lot to avoid "spot zoning". This in turn would also bring the remaining existing homes and lots into compliance in the case of a catastrophe that would necessitate the need to rebuild on any of the existing properties.

City staff held an informational meeting regarding this proposed zoning for those affected property owners on July 8, 2010. Staff had a few phone calls and only one property owner show up to the meeting.

The City Council began the rezoning process on July 12, 2010 by initiating the rezoning and setting a public hearing date to discuss further for August 9, 2010.

Letters regarding the meeting dates and the proposed rezoning were mailed to both the affected property owners as well as the property owners within 200 feet of the proposed rezoning on July 19, 2010.

STAFF RECOMMENDATION: Staff would recommend approval of the proposed rezoning.

PROPOSED MOTION:

Motion to Approve the Rezoning of Walnut Ridge Subdivision and surrounding properties from A-I Agricultural District to R-I Single Family Residential District

ATTACHMENTS:

- I. Proposed Rezoning Map

SUPPORTING DOCUMENTS:

- I. A-I Zoning District Regulations
- II. R-I Single Family Residential District Regulations
- III. Rezoning Notification Letter to Affected Property Owners
- IV. Rezoning Notification Letter to Adjacent Property Owners

Prepared by: Brad Deets, Development Services Director

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| Motion by: _____ | | Second by: _____ | |
| Roll Call Vote: | Aye | Nay | Abstain |
| McCulloh | _____ | _____ | _____ |
| Mook | _____ | _____ | _____ |
| Borne | _____ | _____ | _____ |
| Schmidt | _____ | _____ | _____ |
| Airhart | _____ | _____ | _____ |
| Johnson | _____ | _____ | _____ |
| Hoifeldt | _____ | _____ | _____ |