



CASE #Z21-07: “A” TO “SR-1”

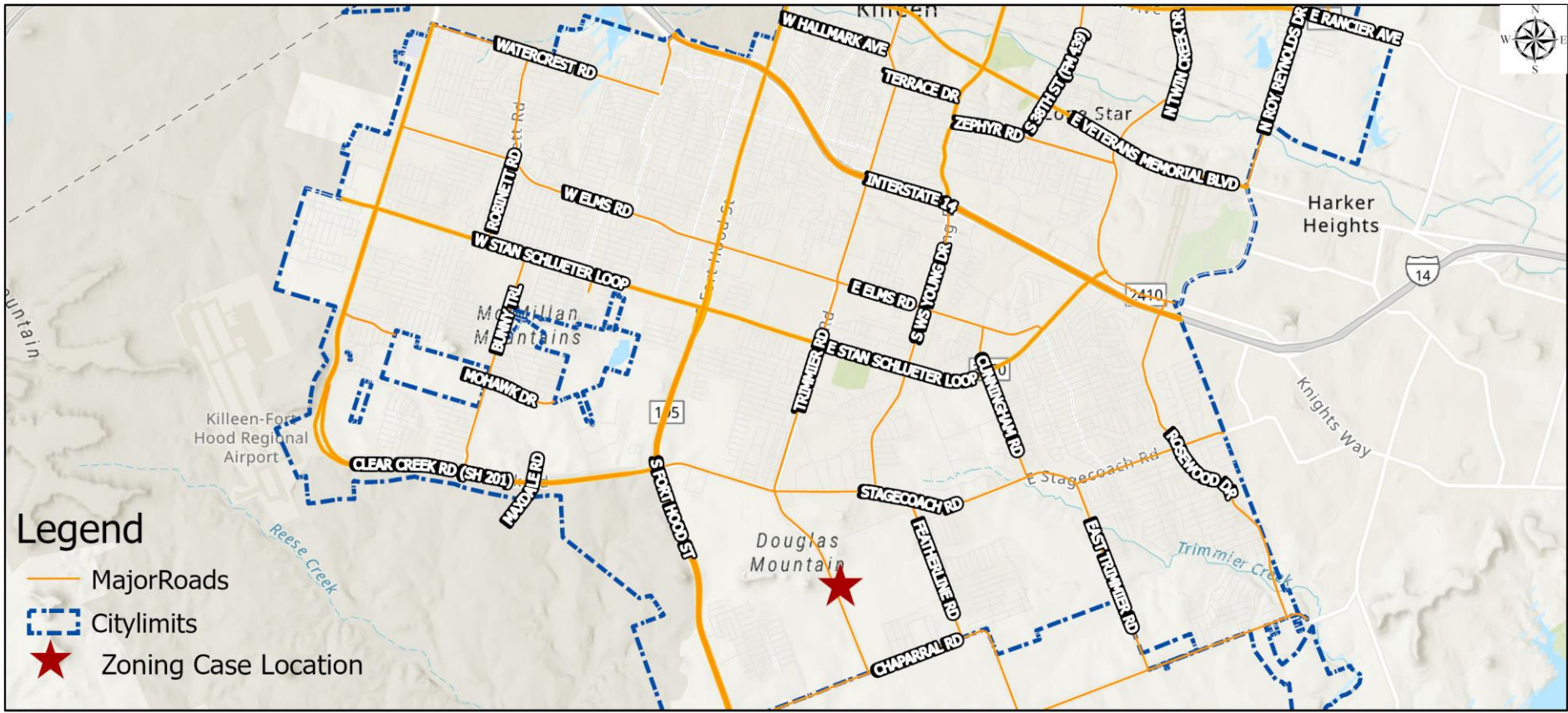
PH-21-021

May 18, 2021

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- ❑ This request, submitted by Jennifer Iglesias on behalf of The Uresti Group LTD Co., is to rezone approximately 2.569 acres from “A” (Agricultural District) to “SR-1” (Suburban Residential Single-Family District).
- ❑ The property is located on the east side of Trimmier Road, approximately 0.75 miles north of Chapparral Road.



Legend

- Major Roads
- - - City Limits
- ★ Zoning Case Location

Attachment #1

Council District: 3

1 inch = 7,674 feet

Subject Property Legal Description: A0200BC W H COLE, 3, ACRES 2.569

Zoning Map

Zoning Case 2021-07



Attachment #3

Council District: 3

1 inch = 182 feet

Subject Property Legal Description: A0200BC W H COLE, 3, ACRES 2.569

Zoning Map

Zoning Case 2021-07

Legend



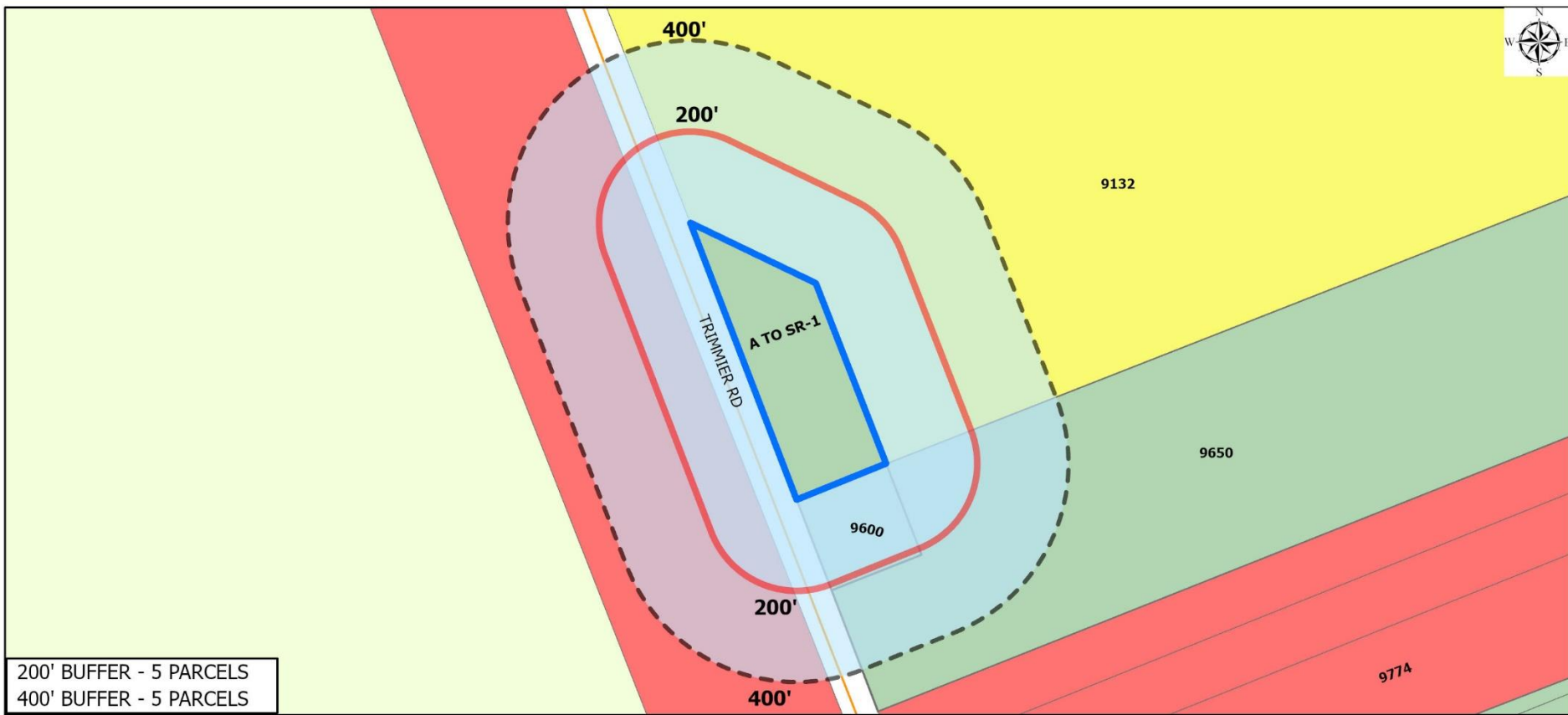
Citylimits



Production, GISADMIN, ZoningCases2021
selection

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- The subject property is designated as ‘Suburban Residential (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Suburban Residential’ (SR) character encourages detached residential dwellings as the primary focus.
- If approved, the applicant intends to subdivide the property into several single-family homesites.
- The applicant’s request is consistent with the Future Land Use Map (FLUM).



200' BUFFER - 5 PARCELS
 400' BUFFER - 5 PARCELS

Attachment #2
 Council District: 3
 1 inch = 352 feet
 Subject Property Legal Description: A0200BC W H COLE, 3, ACRES 2.569

Zoning Map
Zoning Case 2021-07

Legend		CurrentZoning
	A	
	A-R1	
	B-3	
	SR-1	

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- ❑ Staff notified four (4) surrounding property owners within 400 feet of the subject property regarding this request.
- ❑ To date, staff has received no responses in opposition to this request.

Alternatives

- ❑ The City Council has three (3) alternatives. The Council may:
 - ❑ Disapprove the applicant's zoning request;
 - ❑ Approve a more restrictive zoning district than requested by the applicant; or
 - ❑ Approve the applicant's zoning request.

Recommendations

- Staff recommends approval of the applicant's zoning request.
- At their meeting on May 3, 2021, the Planning & Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.