



## *Memorandum*

### *March 19, 2018*

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TO: Town Council  
Planning and Zoning Commission  
Julie Couch, Town Manager

FROM: Israel Roberts, AICP  
Planning Manager

SUBJECT: **PLANNING AND ZONING COMMISSION ACTION TO INITIATE  
ZONING PROCEEDINGS ON UN-ZONED PROPERTY**

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**BACKGROUND:** For Town initiated zoning changes, the Planning and Zoning Commission has the ability to direct staff to initiate changes and amendments. A thorough review of past ordinances, council meetings and minutes, and historical mapping, has identified four (4) tracts of land, that are annexed, but un-zoned.

This report includes specific information on each of these (4) sites, relating to parcel area, surrounding zoning and development. This information is provided, in an effort to aid discussion, on the which zoning classification might be appropriate for each of these sites.

Should the Planning and Zoning Commission motion to initiate the zoning process, these amendments will follow the typical zoning process regarding notification, public hearings, a recommendation by the Planning and Zoning Commission, and final action by the Town Council. Should the Commission and the Council desire, a joint public hearing may be scheduled on April 12 (typical PZ meeting date) where both hearings may be considered simultaneously.

#### **SITE INFORMATION:**

1. 1.058-ACRE PARCEL OF LAND LOCATED IN ABSTRACT A791, SAMUEL SLOAN SURVEY, SHEET 1, TRACT 17 (EXHIBIT 1A) – Located east of Stoddard Road, between Country Club Drive (FM1378) and Hart Road, this 1.05-acre parcel of land contains one (1) residential structure without direct access to a public street. The property is not plated, does not contain

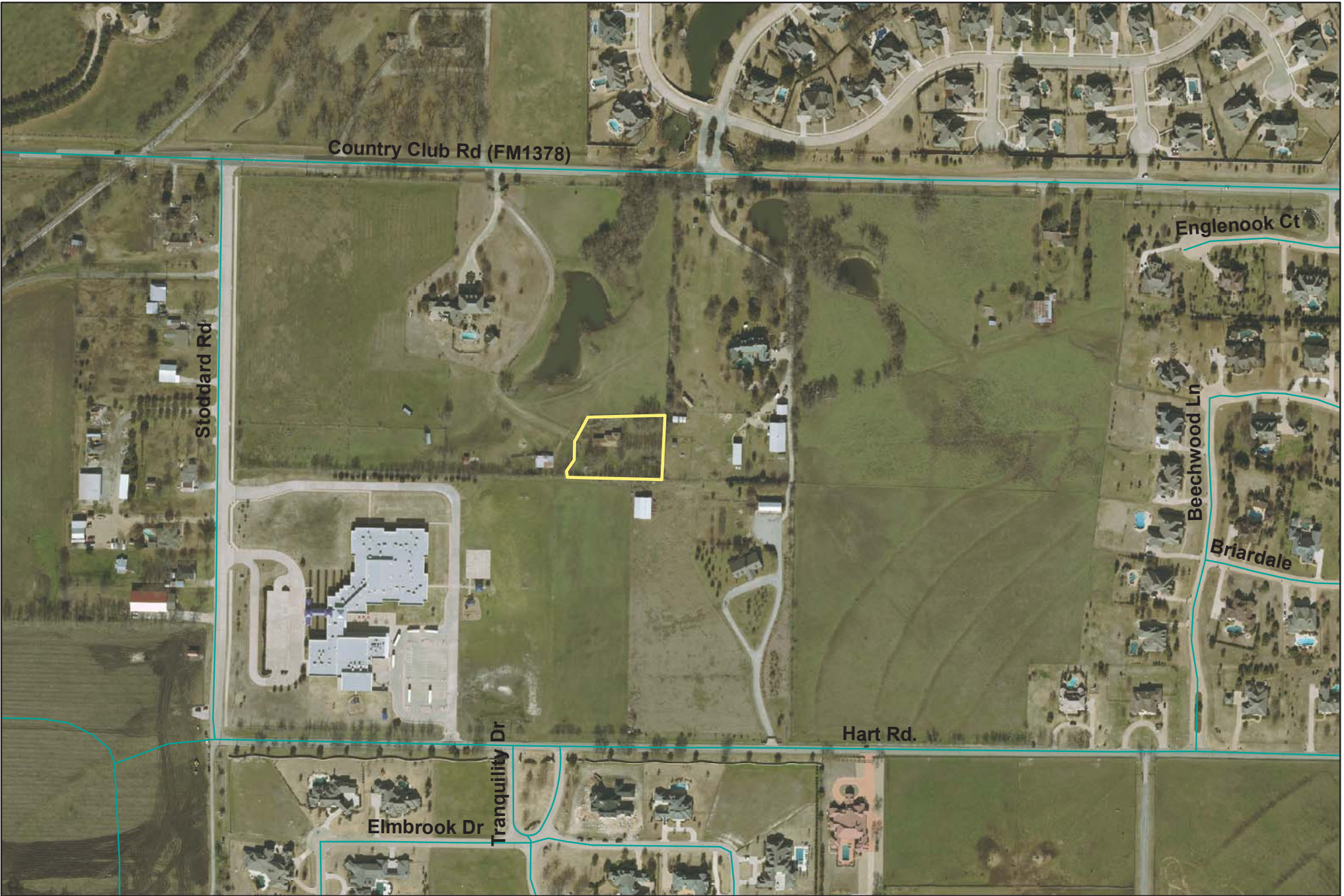
floodplain and is designated for Residential Transition Uses on the Future Land Use Map. This parcel was part of the original Town annexation in 1958.

2. 0.811-ACRE PARCEL OF LAND LOCATED IN ABSTRACT A791, SAMUEL SLOAN SURVEY, SHEET 2, TRACT 100 (EXHIBIT 2A) – located on the west side of Country Club Road (FM 1378) at the Harper Landing intersection, this 0.811-acre tract of land contains one (1) residential structure constructed in 1932, is not platted, has floodplain and is designated for Residential Estate Uses on the Future Land Use Plan. This parcel was part of the original
3. 4.69-ACRE PARCEL OF LAND LOCATED IN ABSTRACT A28, CALVIN BOLES SURVEY, SHEET 2, TRACT 223; A 37.46-ACRE PARCEL OF LAND LOCATED IN ABSTRACT A28, CALVIN BOLES SURVEY, SHEET 2, TRACT 133; A 1.0-ACRE PARCEL OF LAND, LOCATED IN ABSTRACT A28, CALVIN BOLES SURVEY, SHEET 2, TRACT 134 (EXHIBIT 3A) – Located on the north side East Stacy Road, east of Heritage Ranch, these parcels totaling 43.15-acres contains two (2) residential structures with various accessory structures, is not platted, no floodplain, and is designated for Residential Estate Country uses on the Future Land Use Plan.
4. 16.0-ACRE PARCEL OF LAND LOCATED IN ABSTRACT A28, CALVIN BOLES SURVEY, SHEET 1, TRACT 8 (EXHIBIT 4A) – Located on the south side of FM 317, east of Wilson Creek this 16.0-acre parcel contains one (1) residential structure built in 1947, is not platted, is nearly fully encompassed by floodplain and is designated as Army Corps of Engineers on the Future Land Use Map.

**REQUEST:** Take action by the Planning and Zoning Commission only, instituting proposal for zoning and direct staff to initiate zoning proceedings on the aforementioned parcels.

**ATTACHMENTS:**

1. 1.058-acre parcel of land located in abstract A791, Samuel Sloan Survey, Sheet 1, Tract 17
  - a. Aerial
2. 0.811-acre parcel of land located in abstract A791, Samuel Sloan Survey, Sheet 2, Tract 100
  - a. Aerial
3. a 4.69-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 223; a 37.46-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 133; and a 1.0-acre parcel of land, located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 134
  - a. Aerial
4. 16.0-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 1, Tract 8.
  - a. Aerial



**1.058-acres**  
**Abstract A791, Samuel Sloan Survey, Sheet 1, Tract 17**

**EXHIBIT 1A**



**0.811-acres**  
**Abstract A791, Samuel Sloan Survey, Sheet 2, Tract 100**



37.46-acres  
Abstract A28, Calvin Boles Survey, Sheet 2, Tract 133

4.69-acres  
Abstract A28, Calvin Boles Survey, Sheet 2, Tract 223

1.0-acre  
Abstract A28, Calvin Boles Survey, Sheet 2, Tract 134

