



Memorandum

August 8, 2019

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **MOLODOW TRACT**

BACKGROUND: This is a request for approval of a change in zoning of a 28+/- acre tract of land from the (AG) Agriculture District to a (PC) Planned Center District with the (RE-2) Two-acre Ranch Estate District design standards. The site is located on the north side of Stacy Road, west of Kentucky Lane. Applicant: Stephen DiNapoli, DiNapoli Development representing owners Marvin and Arleen Molodow. (ZA2019-04)

STATUS OF ISSUE: The applicant proposes to rezone an 28-acre tract of land from the (AG) Agriculture District, to a Planned Center District with the (RE-2) Two-acre Ranch Estate District design standards, in order to allow for the creation, and future development of a maximum of thirteen (13) residential lots served by a cul-de-sac.

Within a (RE-2) Two-acre Ranch Estate District, the number of lots permitted on a cul-de-sac is twelve (12). The proposed layout reflects a maximum of 13 residential lots. In order to exceed the 12 lot limitation, the applicant is requesting a (PC) Planned Center zoning district. The (PC) district permits an applicant, or the Town, to craft design standards that are specific to a development, they may be different than base district design regulations. In this case, the PC district would permit a maximum of 13 lots on the cul-de-sac. All other design regulations required by the (RE-2) Two-acre Ranch Estate District (area, lot width, etc.) will be maintained.

COMPREHENSIVE PLAN: According to the Comprehensive Plan and the Future Land Use Map, the site is designated for Residential Estate Country uses. By definition, the Residential Estate Country provides for a gross density of one or fewer dwelling units per 2-acres of land. In this case, based upon the 28-acre tract of land, the Comprehensive Plan recommends a maximum of 14 dwelling units. *At this time, the plan would call for a maximum of thirteen residential lots,*

therefore, the proposed rezoning meets the intent of the Comprehensive Plan and Future Land Use Map recommendations.

LAND USE: The land use and zoning of the surrounding properties are as follows:

	Current Zoning	Current Land Use	Future Land Use Plan
North	(RE-2) Two-acre Ranch Estate	Residential	Residential Estate Country
East	(PC) Planned Center	Residential	Residential Estate Country
South	(RE-2) Two-acre Ranch Estate	Residential	Residential Estate Country
West	(RE-2) Two-acre Ranch Estate	Residential	Residential Estate Country

PUBLIC INPUT: The town has notified 35 adjacent property owners, including LoveJoy ISD, within 500 feet of the subject property and Lovejoy ISD in accordance with Town requirements and to date, have not received any correspondence.

RECOMMENDATION: Since the proposed rezoning conforms with the recommendations of the adopted Comprehensive Plan, staff recommends **APPROVAL** of the subject request with the following stipulation:

1. Maximum number of lots on the cul-de-sac shall be thirteen (13).

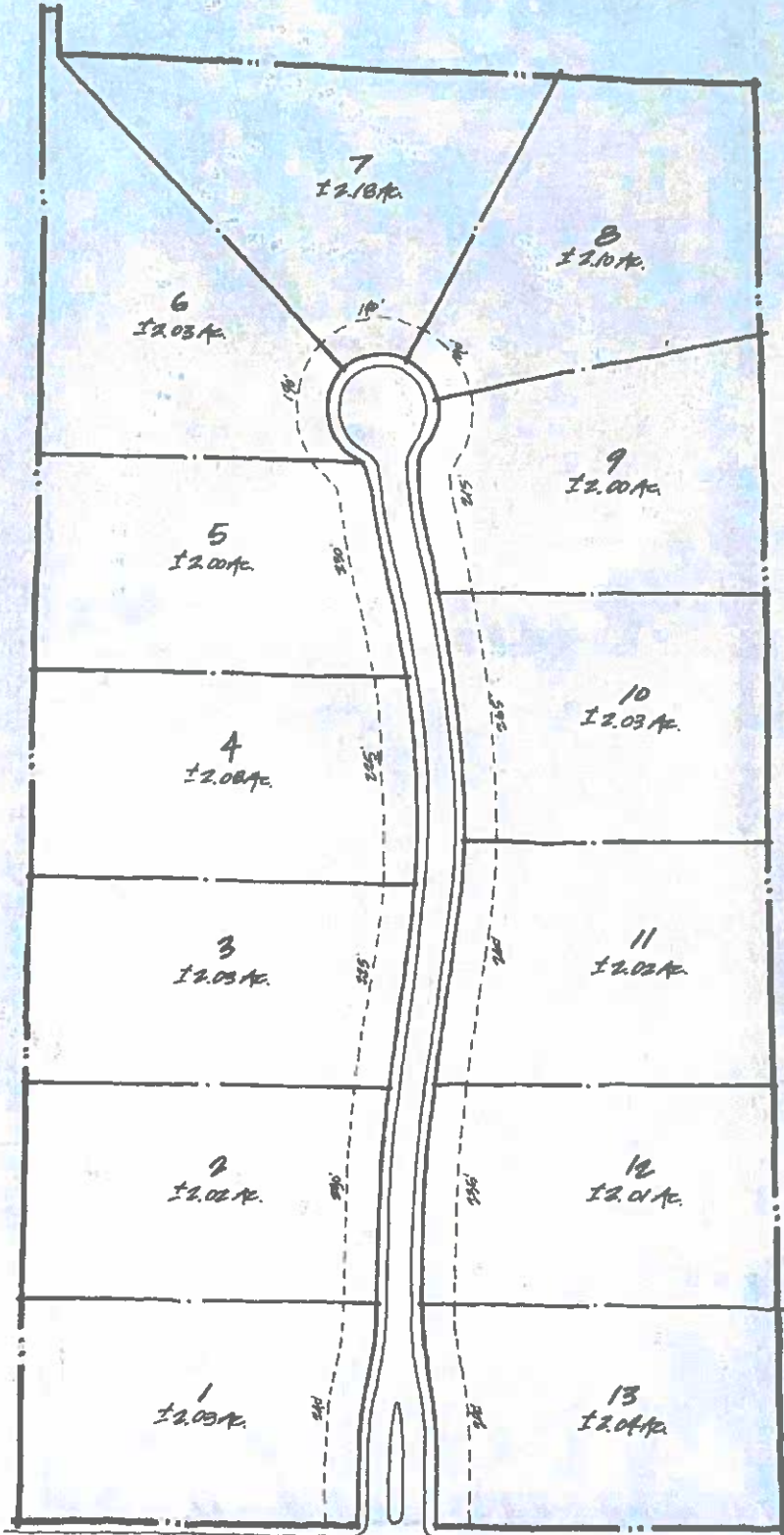
BUDGET: N/A

ATTACHMENTS:

- Locator
- Proposed Tract Map



Molodow Tract
ZA2019-04



STACY ROAD

Felton's Land Solutions
 APRIL 15, 2019

N.T.S.