



## Legislation Details (With Text)

**File #:** PC 20-038    **Version:** 1    **Name:**  
**Type:** Planning Rezoning Item    **Status:** Passed  
**File created:** 8/20/2020    **In control:** Planning Commission  
**On agenda:** 9/1/2020    **Final action:** 9/1/2020  
**Title:** Rezoning Request for Lot 11, Block 1, Fox Run Addition, from Residence R-1 Single-Family / Residence R-2 Two-Family District to a Residence R-2 Two-Family District (Generally located south of 20th Street South and east of Fox Run Trail)

### Sponsors:

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### Code sections:

**Attachments:** 1. Notice, 2. Memo, 3. Current Zoning Map, 4. Rezoning Map, 5. Future Land Use

Date	Ver.	Action By	Action	Result
9/1/2020	1	Planning Commission	approved	Pass

Rezoning Request for Lot 11, Block 1, Fox Run Addition, from Residence R-1 Single-Family / Residence R-2 Two-Family District to a Residence R-2 Two-Family District (Generally located south of 20<sup>th</sup> Street South and east of Fox Run Trail)

### Summary:

The applicant is seeking approval of a rezoning request to clear up a residential lot with split zoning.

### Background:

The property is located south of 20<sup>th</sup> Street South and east of Fox Run Trail. The rezoning request is to clear up a split zoning on a residential lot.

The zoning of the area was established when the property was contained in larger tracts of land. As the subdivision process ensued with the layout of lots, Lot 11 laid out across two zoning districts. The Comprehensive Plan shows the future land use of this area as Medium to High Density Residential and the R-2 District is an appropriate zoning district..

The lot meets the requirements of the Residence R-2 Two-Family District regulations. The property is bordered by R-1D zoning to the north, R-3 to the east and west, and R-2 to the south. The requested R-2 District is appropriate for a medium or high density residential development.

### Recommendation:

Staff recommends approval of the rezoning request.

### Attachments:

Notice  
Memo

Current Zoning Map  
Rezoning Map  
Future Land Use Map