

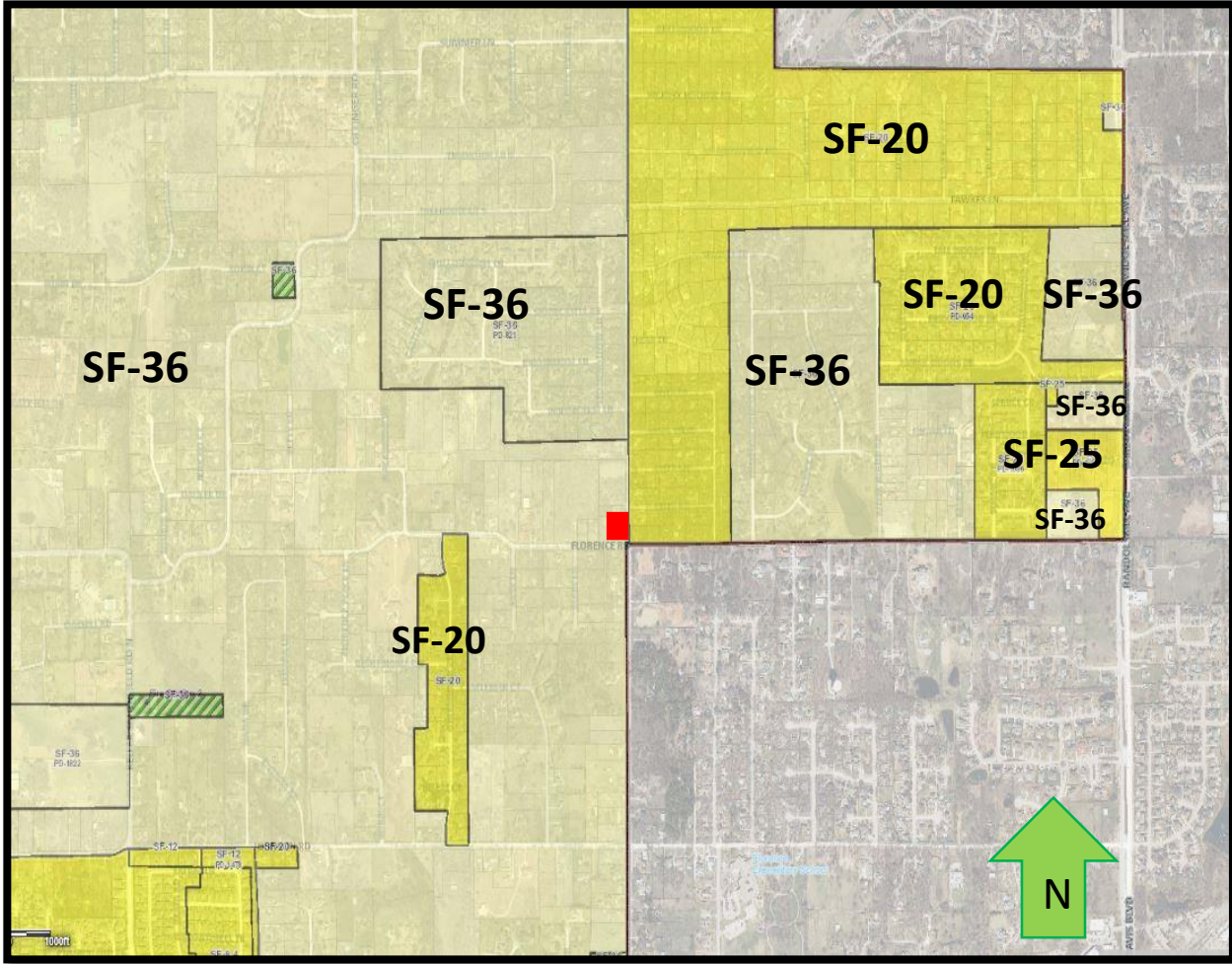
Item H-1

PUBLIC HEARING: Consider a request to rezone from Single Family Residential - 36,000 square-foot minimum (SF-36) to Single Family Residential - 20,000 square-foot minimum (SF-20), on a 0.66-acre portion of an approximately 1.78-acre property, being Tract 6A, Abstract 1162 of Ireneus Neace Survey, located on the west side of North Pearson Lane, situated at the intersection of Florence Road and North Pearson Lane, addressed as 1016 North Pearson Lane. Michael and Maria Maguire, Owner/Applicant/Developer. Kenneth Johnson, Open Range Field Services, LLC, Surveyor. (Z-19-0001)

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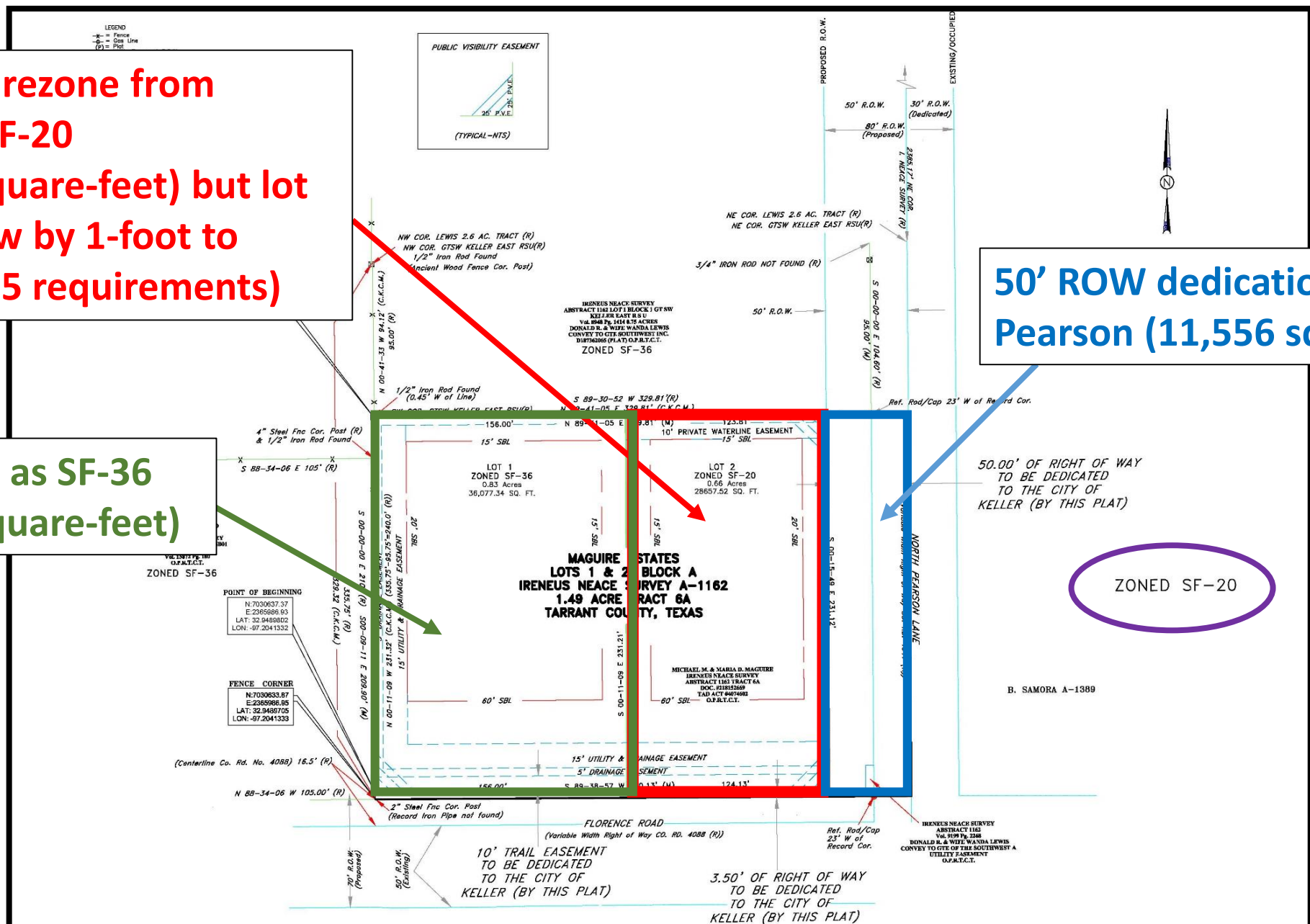
1970 Home
SF-36, 1.78-acres



**Proposed rezone from
SF-36 to SF-20
(28,657 square-feet) but lot
too narrow by 1-foot to
meet SF-25 requirements)**

**To remain as SF-36
(38,077 square-feet)**

**50' ROW dedication to
Pearson (11,556 square-feet)**

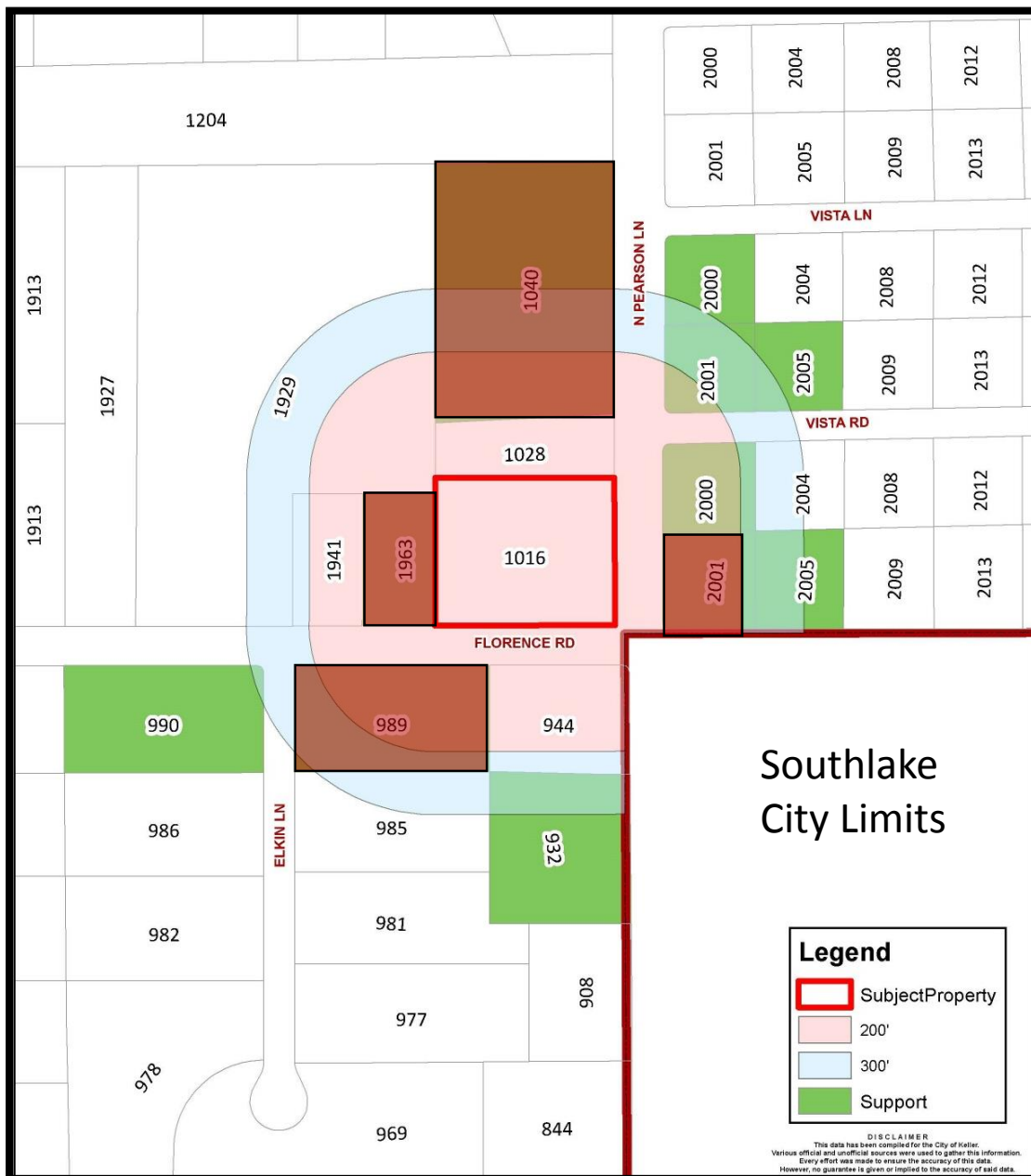


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Due to the hardship created by the fifty-foot (50') required ROW dedication, the eastern lot will be too small to meet SF-36 zoning district requirements for width and overall square-footage. This lot could meet SF-25 zoning district requirements in terms of overall square footage at 28,657.52 square-feet. However, because of its dimensions at 124.13' by 231.12', it is too narrow. (SF-25 requires a lot width of 125'.)

Though smaller than five acres, the request does not violate spot zoning State regulations, because it is immediately adjacent to SF-20 zoning to the east.

The request also matches the current Future Land Use Plan - Single Family - Low Density (25,000 SF or Larger) (SF-LD)).



- On June 28, 2019, the City mailed out 18 letters and posted a sign on the subject property.
- The Applicant provided a support petition with 11 signatures. (These are indicated in green.)
- As of noon today, **four** homeowners who previously signed the support petition have changed to opposition. ***This item now requires a super-majority vote.***
- Staff sent a letter to Southlake and received no response.

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Section 8.02 (D.1.e) of the UDC states that when considering a zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings. [Utilities already exist.]
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

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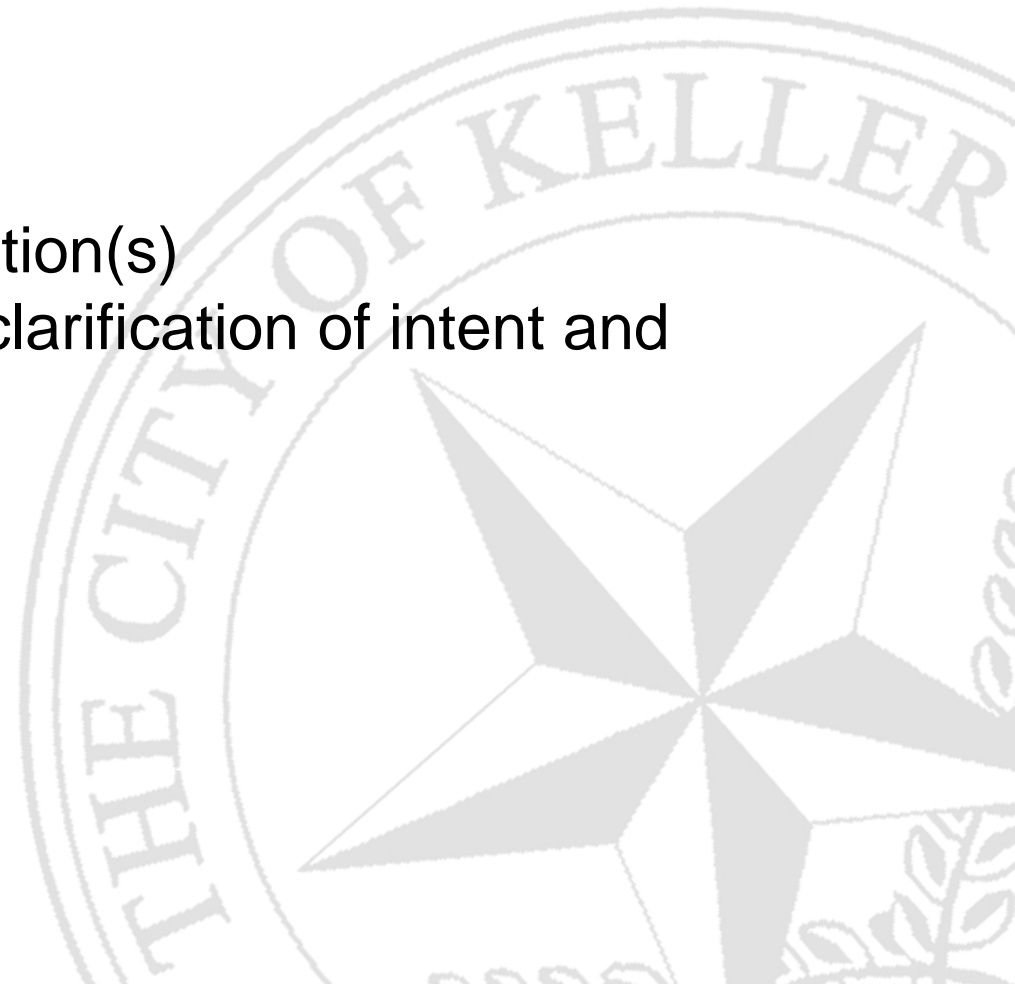
The Planning and Zoning Commission recommended approval by a vote of 7-0 on July 8, 2019.



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The City Council has the following options when considering a Zoning Change application:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
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