



AGENDA ITEM SUMMARY

District Impacted

- 1 = Anzolitto
- 2 = Woolard
- 3 = Boyd
- 4 = Cisneros
- 5 = Colvin
- All

DESCRIPTION:

To consider the proposed permanent zoning of the Durango Tract Subdivision, a total of 40.892 acres, from R-A, Single-Family Rural Residential - Agricultural District to RN-1, Neighborhood Residential District, KAD Nos. 153712, 153713, 153714, 153715, and 153716 (William E. Canavan Jr. – Durango Development)

STAFF'S RECOMMENDED ACTION (be specific)

Make recommendation to City County to approve the proposed permanent zoning of the Durango Tract Subdivision, a total of 40.892 acres, from R-A, Single-Family Rural Residential - Agricultural District to RN-1, Neighborhood Residential District, KAD Nos. 153712, 153713, 153714, 153715, and 153716 (William E. Canavan Jr. – Durango Development)

DEPARTMENT

Planning and Community Development

CONTACT PERSON

Laura Talley / Jeff Thompson

SUMMARY

The property under consideration is a total of 40.892 acres located off of Shooting Club Road across from the North Industrial Park. The property was annexed into the City limits August 23rd. The annexation includes the development called Durango which is currently five (5) acreage tracts. The property owner would like to subdivide Durango into a variety of smaller residential lots and the RN-1 designation allows lots from 5,400 sf to 2 acre lots.

The developer plans to subdivide the lots into +/- 100 home sites. Even though this use does not fall into what is described in our Land Use Plan (business park), the use in this area is already residential and the topography is too extreme for any type of industrial development on the east side of Shooting Club. Industrial growth should continue north of the industrial park. It is not practical to push for industrial further to the east. The RN-1 zoning district provides some flexibility for lot sizes. Larger lots will likely be located where there is more topography with smaller lots located on the level ground.

Staff is supportive of residential development on the north end of town. The more residential we have on the north end, the more draw

	there will be for additional commercial development and it will help to revitalize North Main Street. This location also provides the homeowners fairly quick access to IH-10 from Hwy 87 heading north. We have attached the location map and a proposed plan for the site.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.