

Agenda Item #4

HA-2025-04 FL300, LLC (South Hagan Bridge Rd)
Rezone 0.63 acre from R-21 (County) to R-15 (City)

Mr. Martin presented both Agenda Item # 4 and Agenda Item #5 together in which the applicant, represented by Mr. John Owens, is requesting to rezone 0.63 acres from Medium Density Residential (R-21)(county), to Single-Family Residential (R-15)(city). The subject property is located along the east side of South Hagan Bridge Road, directly across from the intersection with Lawson Farms Road. (The applicant is also seeking annexation of the property, which is being reviewed concurrently under file # HA 2025-05). The property is currently vacant and cleared. The applicant is proposing to include this property as a small extension to their adjacent 45-lot residential subdivision (currently under construction) that is already within the city limits and zoned R-15. The primary purpose of this small extension is to provide roadway connection from the subdivision to South Hagan Bridge Road as a secondary means of access that provides better alignment with an existing intersection. The developers of this subdivision have already made this roadway connection without realizing it was crossing outside the city limits.

The subject property is located within a Suburban Area (SA) Character Area on the Future Development Map of the Comprehensive Plan, which lists R-15 as a compliant zoning district.

All of the land use and zoning considerations for the subject property are the same as was discussed and decided when the adjacent property (developing subdivision) to the east was annexed and rezoned into the City on February 4, 2021 (file # HA-2020-10 & HA-2020-09 respectively). There has been no change since then. For this request, the subject property is very small with an irregular shape, and its only purpose is to fill a small gap for better access between the developing subdivision and South Hagan Bridge Road. The property is currently surrounded by city R-15 zoning on 3 sides, and the county comparable R-21 zoning on the 4th side. The only item of note is that the rezoning approval in 2020 for the adjacent land was for “conditional” R-15(c) zoning. The condition is that “any subdivided lots not have driveways with direct access to either Hagan Bridge Road or Coleman Road.” This restriction for driveway access should therefore carry over with the rezoning of this property as well.

Staff finds the rezoning request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommends approval of conditional R-15(c) zoning, with the condition that “any subdivided lots not have driveways with direct access to South Hagan Bridge Road.”

There being no questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Matthew Inman, Project Engineer 2704 N. Oak St.