

# City Council



# ZONING CASES

*April 27, 2026*



**Owner:** CRA Wiley Bunce

**Applicant:** Rob Sessoms, Park Group Land Company, LLC

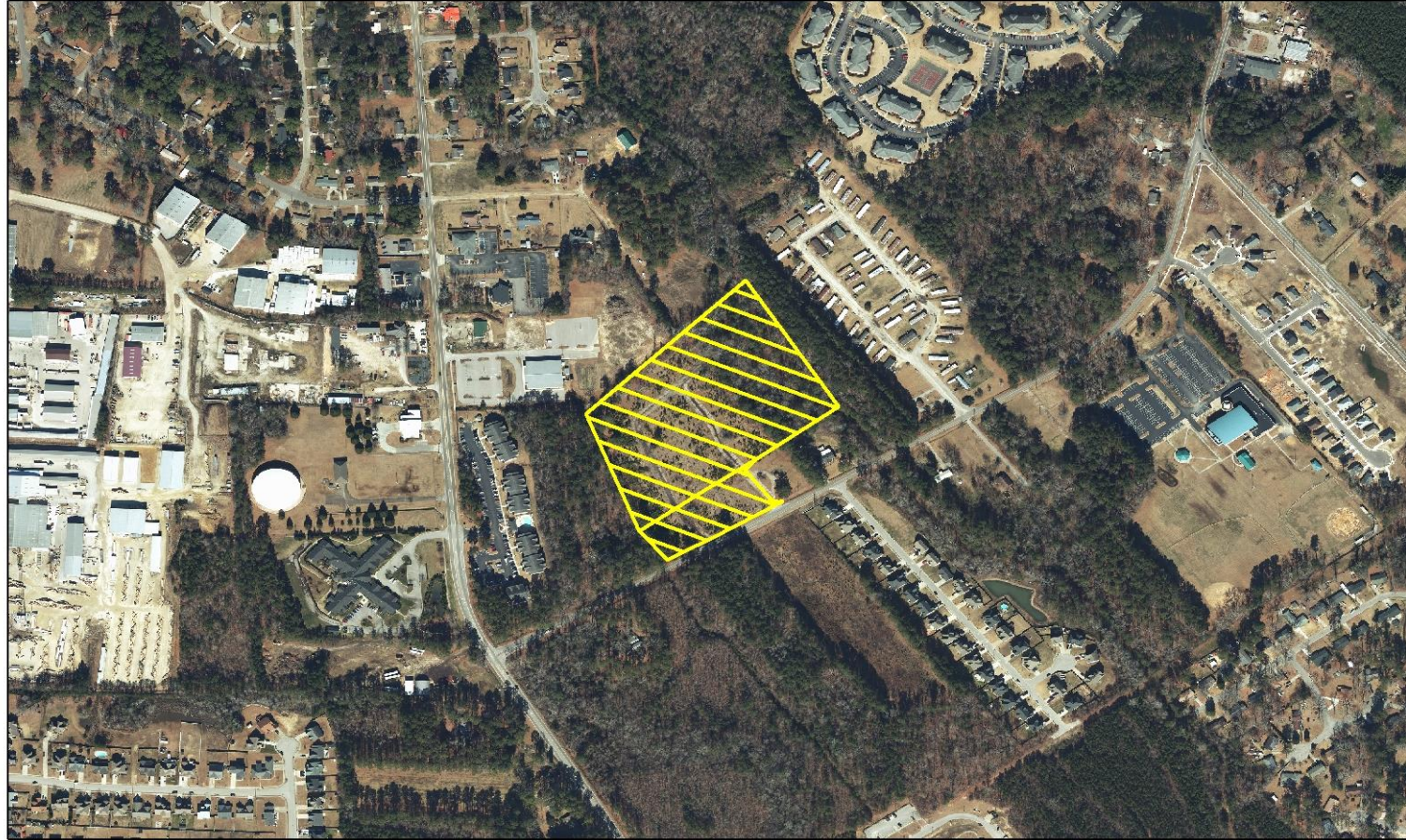
**Request:** Rezoning to Mixed Residential 5 (MR-5)

**Locations:** 603 & 618 COVEY DR

**Acreage:** +/- 11.78 acres

**District:** 7 – Brenda McNair

**REID #:** 9497743273000 & 9497733788000



### Aerial

Case #: P26-08

REQUEST: Rezoning SF-10 and SF-6 to MR-5

LOCATION: 603 COVEY DR  
618 COVEY DR  
9497743273000  
9497733788000

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.





### Zoning

Case #: P26-08

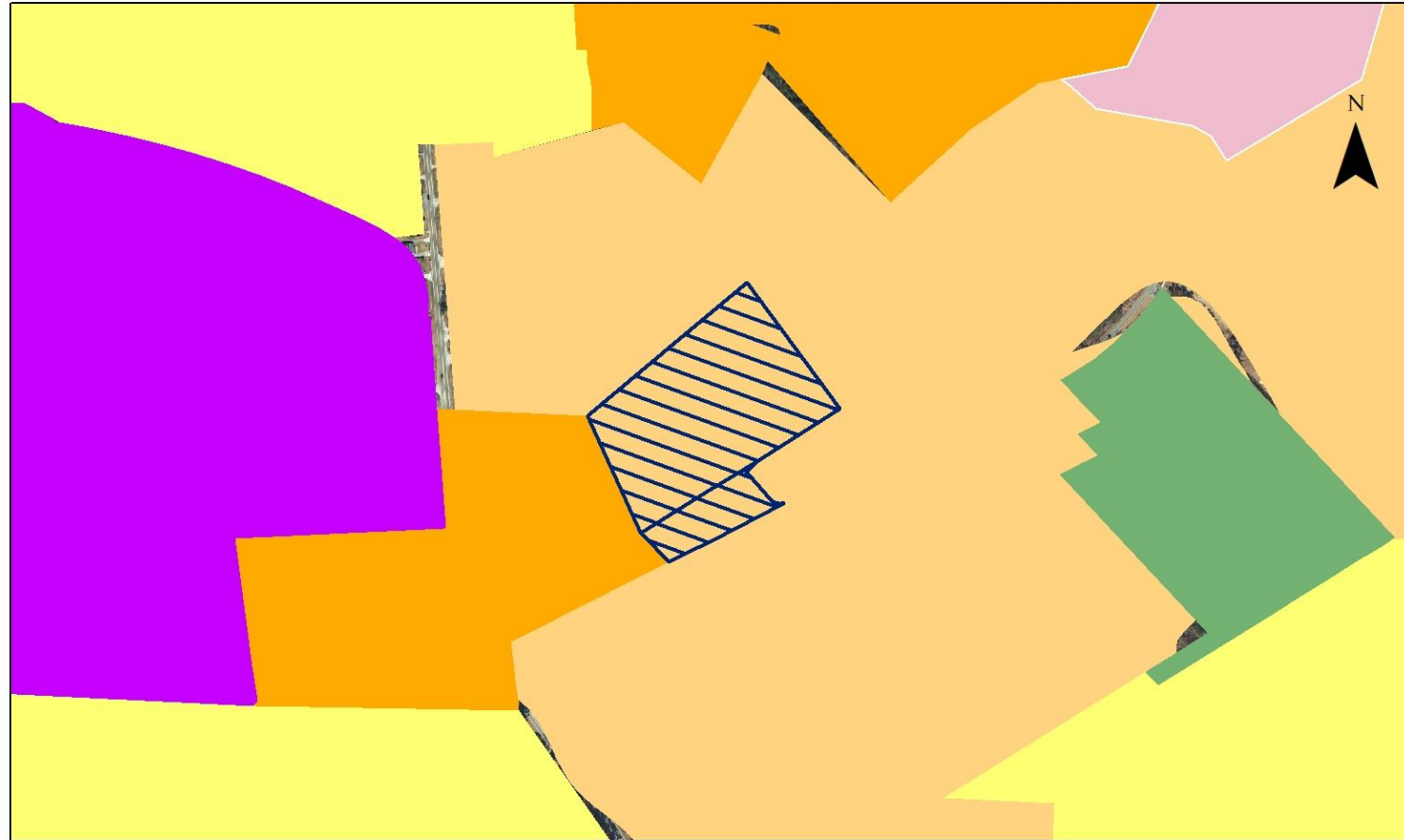
REQUEST: Rezoning SF-10 and SF-6 to MR-5

LOCATION: 603 COVEY DR  
618 COVEY DR  
9497743273000  
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P26-08

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### Future Land Use Plan

Case #: P26-08

REQUEST: Rezoning SF-10 and SF-6 to MR-5

LOCATION: 603 COVEY DR  
618 COVEY DR  
9497743273000  
9497733788000

 P26-08

 PARKOS - PARK / OPEN SPACE

 LDR - LOW DENSITY

 MDR - MEDIUM DENSITY

 HDR - HIGH DENSITY RESIDENTIAL

 NMU - NEIGHBORHOOD MIXED USE

 EC - EMPLOYMENT CENTER

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The Zoning Commission and Professional Planning Staff recommend approval of P26-08 as requested and rezone approximately 11.78 acres at 603 and 618 Covey Drive (PIN 9497743273000 and 9497733788000) from SF-10/SF-6 to MR-5, based on the following:

- Plan consistency: The Future Land Use Map designates the area MDR, and the Future Land Use Plan supports medium-density residential patterns and a mix of housing types in appropriate locations.
- Compatibility and orderly pattern: The record describes a surrounding zoning mix that already includes MR-5 alongside SF districts, supporting a finding that the amendment does not create isolated zoning and fits the broader residential context.
- Infrastructure-supported growth: The applicant states that public water and public sewer serve the site, and the Future Land Use Plan prioritizes growth in areas with infrastructure and coordinated utility planning.
- Strategic Plan alignment: The request advances Goal III's strategic land use management direction and Goal IV's neighborhood/housing objectives by aligning zoning entitlements with planned residential growth and housing choice.

**The City Council may take one of the following actions:**

- 1. Deny the application.**
- 2. Approve a rezoning to a more restricted base zoning district.**
- 3. Approve the rezoning with a reduction in area.**
- 4. Approve the rezoning as requested (SF-10/SF-6 to MR-5) recommended.**

