

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-J-26-DP Related File Number:
Application Filed: 1/21/2026 Date of Revision:
Applicant: ADELAIDA JUAREZ

PROPERTY INFORMATION

General Location: West side of Harris Rd, south of Babelay Rd
Other Parcel Info.:
Tax ID Number: 50 13301 Jurisdiction: County
Size of Tract: 4.32 acres
Accessibility: Access is via Harris Road, a minor arterial with 19-23 ft of pavement width within a right-of-way width that varies from 41-45 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Single family house Density:
Planning Sector: Northeast County Plan Designation: RC (Rural Conservation), SR (Suburban Residential), HP (H
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The subject property lies at the southern base of the forested slopes of McAnnally Ridge in an area that features a mix of single family houses in subdivisions and on large lots and small multifamily developments interspersed with undeveloped forested tracts and fields. Woods Creek lies across the street.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3147 HARRIS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2004 the property was part of a large rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac (4-I-04-RZ).

PLAN INFORMATION (where applicable)

Action: Approved with Conditions **Meeting Date:** 3/5/2026

Details of Action:

Summary of Action: Approve the development plan for 1 manufactured home, subject to 3 conditions.

Date of Approval: 3/5/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**