



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department   **DATE:** March 5, 2020  
**SUBJECT:** RP 2020-02 Consideration of a request from CBG Surveying Texas LLC for a replat of Lot 7R1, Block 3, Morgan Meadows Addition, being 0.642 acres located at 6805 Meadow Road.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of Rachel and Jerry Jackson, CBG Surveying Texas LLC is requesting approval of a replat of Lot 7R1, Block 3, Morgan Meadows Addition. This 0.642-acre property is located at 6805 Meadow Road.

### **GENERAL DESCRIPTION:**

The property is located on the west side of Meadow Road, between North Forty Road and Hewitt Street. The property is currently undeveloped. The owner is platting the property in order to construct a new single-family residence on the site.

The site under consideration is the south 95 feet of Lot 7, Block 3. In 1995, the owner of Lot 7 split the property by metes and bounds and sold the southern portion of the lot to the adjacent property owner to the south. The lot split was done without approval of a replat of the lot. Since then, both portions of Lot 7 have changed ownership. Currently, the subject tract is owned by the property owner of 6801 Meadow Road (Lot 8).

The replat would make the following revisions to the previous plat.

1. The plat would create a platted lot and formally establish the property boundary that corresponds to the ownership of the southern portion of Lot 7.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

As required by Section 212.015(f) of the Texas Local Government Code, written notice of this replat will be mailed to each owner of a lot in the Morgan Meadow subdivision that is within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.

**LAND USE PLAN:** This area is designated on the Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density less than two (2) units per acre. These neighborhoods are characterized by large lots, rural street design, estate-style fencing, barns, and livestock. These properties



address a specific market niche and add to the diverse mix of housing and lot options for the community.

**CURRENT ZONING:** The property is currently zoned R-1 Single-Family Residential. This district is intended to provide areas for very low density development of single-family detached dwelling units. A zoning change from R-1-S Special Single-Family to R-1 Single-Family Residential was approved by City Council on October 14, 2019 (Ordinance 3608)

**TRANSPORTATION PLAN:** The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Meadow Road	C2U Minor Collector	Suburban Neighborhood	2-lane undivided roadway 60-foot right-of-way width bicycle boulevard

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1-S Special Single-Family	Residential Estate	Single-family residence
WEST	R-1-S Special Single-Family	Residential Estate	Single-family residence
SOUTH	R-1-S Special Single-Family	Residential Estate	Single-family residence
EAST	R-1 Single-Family Residential	Low Density Residential	Single-family residence

**PLAT STATUS:** The property is currently unplatted as a portion of Lot 7, Block 3, Morgan Meadows Addition.

**CITY COUNCIL:** The City Council will consider this request at the March 23, 2020, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing.

**RECOMMENDATION:**

Approve RP 2020-02 with the conditions outlined in the Development Review Committee comments.