



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** August 17, 2023
SUBJECT: PLAT23-0046 Consideration of a request from Jacob Noyola for a final plat of Lots 30 and 31, Block 6, Glenann Addition, being 0.679 acres located at 8620 Amundson Drive.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Antonio Carillo Olmos, Jacob Noyola is requesting approval of a final plat of Lots 30 and 31, Block 6, Glenann Addition. This 0.679-acre property is located at 8620 Amundson Drive.

GENERAL DESCRIPTION:

The property under consideration is a 29,572-square-foot site located at the southwest corner of Amundson Drive and Simmons Road. The TEXRail line and Cotton Belt Trail are located across Amundson Drive from the property, and the Town Walk Chase subdivision is located west of the property. The site is vacant.

The proposed final plat is intended to create two single-family residential lots for the purpose of constructing single-family residences. The property is zoned R-2 (Single-Family Residential). The table below summarizes the lot standards for the proposed R-2 zoning district and the proposed lot.

STANDARD	R-2	LOT 30	LOT 31
Lot size	9,000 SF	12,253 SF	13,203 SF
Lot width	72.5 feet	85 feet	133 feet
Lot depth	110 feet	148 feet	139 feet
Front building line	20 feet	20 feet	20 feet

LAND USE PLAN: This area is designated on the Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

CURRENT ZONING: The zoning is R-2 (Single-Family Residential). This district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.



TRANSPORTATION PLAN: The development has frontage on the following streets. A right-of-way dedication of 4,114 square feet for Amundson Drive and Simmons Road is provided on the final plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Amundson Drive	C2U Major Collector	Suburban Commercial	○ 2-lane undivided roadway ○ 68-foot right-of-way width ○ Design speed 30-35 MPH
Simmons Road	Local Road	Local Road	○ 2-lane undivided roadway ○ 50-foot right-of-way width ○ Design speed 30 MPH

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	PD (Planned Development)	Low Density Residential	Single-family residences
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

DRAINAGE: Current FEMA mapping indicates a portion of the property is affected by Zone AE (1% chance, formerly 100-year floodplain) and Zone X (1% to 0.2% chance, formerly 500-year floodplain) of Walker Branch creek. A drainage channel for the creek is located immediately west of the property. The grading plan for the site may require additional approval from FEMA to address the floodplain located on the property.

ROUGH PROPORTIONALITY: [Section 110-451 of the NRH Subdivision Code](#) requires a written statement by the City Engineer affirming that each exaction requirement (i.e. right-of-way dedication, construction of streets, drainage, utilities, etc.) to be imposed as a condition of approval is roughly proportionate to the demand created by the subdivision or development on the applicable public facilities system of the city, taking into consideration the nature and extent of the development proposed. The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure that is needed to support the development in accordance with City design criteria. Planned improvements to the property include installing curb and gutter on the west side of Simmons Road, construction of a drainage flume, and modifications to existing storm drains.

PLAT STATUS: The property is unplatted. A preliminary plat for seven lots along the west side of Simmons Road was approved in October 2012. A final plat was approved for the four southernmost of the seven lots in September 2013. A preliminary plat extension was subsequently approved in 2015. No additional preliminary plat extensions were granted, however no changes have been made that impact the developability and



platting of the property. This final plat for two lots will, however, leave one remaining unplatted parcel of the seven originally planned to be platted. Prior to any building permits being issued on that property, a plat will need to be filed for that one remaining tract.

CITY COUNCIL: The City Council will consider this request at the September 11, 2023, 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 revisions to notations and labeling on the drawing and the addition of a drainage easement.

RECOMMENDATION:

Approve PLAT23-0046 with the conditions outlined in the Development Review Committee comments.