



# PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** July 6, 2017

**SUBJECT:** RP 2017-08 Consideration of a request from Kenneth & Kristy Collins and Jeff & Christie Taylor for a replat of Lots 6R1 and 6R2, Block 2, Creekside Estates on 0.953 acres located in the 8700 block of Stewart Drive.

**PRESENTER:** Clayton Husband, Principal Planner

**SUMMARY:**

Kenneth & Kristy Collins and Jeff & Christie Taylor are requesting approval of a replat of Lots 6R1 and 6R2, Block 2, Creekside Estates. This 0.953-acre subdivision includes two residential lots located on the south side of Stewart Drive east of Simmons Road. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

**GENERAL DESCRIPTION:**

The original plat for the property was approved in December 2016 and created a single residential lot. The proposed replat would divide the property into two lots for the construction of two single-family residences. The property is zoned R-1 Single Family Residential, and both lots satisfy the R-1 district standards. The table below summarizes the lot standards.

R-1 STANDARD	LOT 6R1	LOT 6R2
Lot size: 13,000 SF	24,674 sf	16,839 sf
Lot width: 85 feet	125 ft	85 ft
Lot depth: 120 feet	198 ft	198 ft
Front building line: 25 feet	25 ft	25 ft

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat will require a public hearing when the plat is considered by the City Council. Since the property is zoned for single-family residential uses, the public hearing will include notification of all property owners within 200 feet of the lot boundary that are within the Creekside Estates subdivision.



**COMPREHENSIVE PLAN:** The Comprehensive Plan classifies this area as “Low Density Residential.” This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

**THOROUGHFARE PLAN:** The development has frontage on Stewart Drive, which is classified as an R2U Residential roadway. An R2U roadway is a two-lane undivided local street with an ultimate right-of-way width of 50 feet. Right-of-way dedication is not required for this plat as sufficient right-of-way exists at this location.

**CURRENT ZONING:** The property is currently zoned R-1 Single Family Residential. The R-1 district is intended to provide areas for very low-density development of single-family detached dwelling units that are constructed at an approximate density of 2.9 units per acre.

**SURROUNDING ZONING | LAND USE:**

- North:** R-1-S Special Single Family and R-2 Single Family Residential | Low Density Residential
- West:** R-1 Single Family Residential | Low Density Residential
- South:** R-2 Single Family Residential | Low Density Residential
- East:** R-2 Single Family Residential | Low Density Residential

**PLAT STATUS:** The property is currently platted as Lot 6, Block 2, Creekside Estates.

**CITY COUNCIL:** The City Council will consider this request at the July 24, 2017, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve RP 2017-08.