



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 9, 2022

SUBJECT: PLAT22-0014 Consideration of a request from Spry Surveyors for a final plat of Lots 11 and 12R, Block A, Hewitt Estates, being 0.685 acres located at 7524 Frankie B Street.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Z Family Enterprises LLC, Spry Surveyors is requesting approval of a replat of Lots 11 and 12R, Block A, Hewitt Estates. This 0.685-acre property is located at 7524 Frankie B Street.

GENERAL DESCRIPTION:

The property is located west of Hewitt Street at the dead end of Frankie B Street on the south side of the road. A former home built in 1968 previously occupied the site but was demolished in March 2022. The lot was platted as part of a final plat of Hewitt Estates approved in August 2021. The proposed replat would divide the lot to create two single-family lots for the purpose of constructing two new residences. The property is zoned R-2 (Single-Family Residential), and the lots are summarized in the table below.

R-2 STANDARD	LOT 11	LOT 12R
Lot size: 9,000 SF	14,932 sq ft	14,930 sq ft
Lot width: 72.5 feet	100 ft	100 ft
Lot depth: 110 feet	149 ft	149 ft
Front building line: 20 feet	20 ft	20 ft

Because Frankie B Street is currently a dead-end street without a proper turnaround at its terminus, the previous plat and associated roadway construction plans called for a hammerhead turnaround on Lot 13, located immediately west of the site. This pavement area was dedicated as a fire and access easement on the plat. The same treatment was applied at the terminus of Buck Street one block south. Because this plat would result in a net increase of residential lots at the end of this non-conforming dead end street, the pavement for that hammerhead turnaround must be in place prior to issuance of a building permit for either of these lots.

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 property is zoned 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. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Frankie B Street	R2U Local Road	Suburban Neighborhood	2-lane undivided roadway 50-foot right-of-way width

SURROUNDING ZONING | LAND USE:

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

PLAT STATUS: The property is platted as Lot 12, Block A, Hewitt Estates. A preliminary plat was approved by the Planning and Zoning Commission on December 1, 2016. This final plat is consistent with the lot layout of the approved preliminary plat.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the April 21, 2022, meeting and voted 5-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has since revised the plat to address all the comments.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat.

RECOMMENDATION:

Approve PLAT22-0014.