

## 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.