



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 13, 2020
SUBJECT: FP 2018-07 Consideration of a request from Karen and Frank Trazzera for a final plat of Lots 10-12, Block 6, Woodland Oaks Addition, being 1.89 acres located at 6713 Brazos Bend Drive.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Karen and Frank Trazzera are requesting approval of a final plat of Lots 10-12, Block 6, Woodland Oaks Addition. This 1.89-acre property is located at 6713 Brazos Bend Drive.

GENERAL DESCRIPTION:

The property is located at the south end of Brazos Bend Drive, which is east of Crane Road and south of Amundson Drive. The Woodland Oaks subdivision borders the property on the north and east sides.

The property is currently R-2 Single-Family Residential. A zoning change from AG Agricultural was approved by City Council on October 14, 2019 (Ordinance 3609). The table below summarizes the lot standards for the R-2 zoning district and the proposed lots.

R-2 STANDARD	LOT 10	LOT 11	LOT 12
Lot size: 9,000 SF	20,374 SF	42,146 SF	19,510 SF
Lot width: 72.5 ft	146 ft	164 ft	114 ft
Lot depth: 110 ft	199 ft	185 ft	201 ft
Front building line: 20 ft	40 ft	20 ft	40 ft

The proposed development includes three single-family lots with an approximate density of 1.5 dwelling units per acre. While each lot has frontage on Brazos Bend Drive, the three lots would share a common driveway access on the street. The lots are arranged with the largest lot (Lot 11) situated to the rear of the other two lots.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive 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 currently 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
Brazos Bend Drive	R2U Local Road	Local Road	2-lane divided roadway 50-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 Single-Family Residential	Low Density Residential	Single-family residences (Woodland Oaks Addition)
WEST	R-1 Single-Family Residential AG Agricultural	Low Density Residential	Single-family residences
SOUTH	AG Agricultural	Low Density Residential	Single-family residence
EAST	R-2 Single-Family Residential	Low Density Residential	Single-family residences (Woodland Oaks Addition)

ROUGH PROPORTIONALITY DETERMINATION: The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

PLAT STATUS: The property is currently unplatted.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the December 19, 2019, meeting and voted 6-0 to approve the plat.

DRC REVIEW COMMENTS & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance. The plat was previously disapproved by the City Council on October 14, 2019, due to noncompliance with Section 110-177 (Engineering construction plans), Section 110-90 (Frontage on improved roads required), and Section 110-368 (Street right-of-way dedication) of the Subdivision Regulations. Engineering construction plans for the project have been approved by the city engineer.

RECOMMENDATION:

Approve FP 2018-07.