



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** March 3, 2022
SUBJECT: PLAT22-0010 Consideration of a request from Karma Associate LLC for an amended plat of Lot 2R, Block 2, Fresh Meadows Estates, being 0.25 acres located at 8505 Fresh Meadows Road.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Karma Associate LLC is requesting approval of an amended plat of Lot 2R, Block 2, Fresh Meadows Estates. This 0.25-acre property is located at 8505 Fresh Meadows Road.

GENERAL DESCRIPTION:

The plat consists of a single lot located on the west side of Fresh Meadows Road, north of Shady Grove Road. The lot is part of Fresh Meadows Estates, which was platted in 2017. The lot is currently vacant.

The amended plat would make the following revisions to the previous plat.

1. The existing 20-foot side building line adjacent to the north property line is removed from the lot. This building line was established by the original plat in the event the 50-foot wide strip of property north of the lot became a public right-of-way.
2. A standard plat note is added that states the purpose for the amended plat.
3. General notes required for all plats are added to the drawing.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

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
Fresh Meadows Road	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	AG (Agricultural)	Low Density Residential	Vacant
WEST	AG (Agricultural)	Low Density Residential	Single-family residence
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Vacant
EAST	R-2 (Single-Family Residential)	Low Density Residential	Vacant

PLAT STATUS: The property is currently platted as Lot 2, Block 2, Fresh Meadows Estates.

CITY COUNCIL: The City Council will consider this request at the March 28, 2022, 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 minor revisions to notations and labeling on the drawing.

RECOMMENDATION:

Approve PLAT22-0010 with the conditions outlined in the Development Review Committee comments.