



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** July 15, 2021

SUBJECT: FP 2021-02 Consideration of a request from Spry Surveyors for a final plat of Lots 12-14, Block A, Hewitt Estates Phase 2, being 1.744 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 final plat of Lots 12-14, Block A, Hewitt Estates Phase 2. This 1.744-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. The proposed final plat would create three single-family residential lots for the purpose of constructing new residences. The property is zoned R-2 (Single-Family Residential), and the lots are summarized in the table below.

R-2 STANDARD	LOT 12	LOT 13	LOT 14
Lot size: 9,000 SF	29,862 sq ft	14,928 sq ft	31,177 sq ft
Lot width: 72.5 feet	200 ft	100 ft	208.6 ft
Lot depth: 110 feet	149 ft	149 ft	149 ft
Front building line: 20 feet	20 ft	20 ft	20 ft

Because Frankie B Street is currently a dead-end street without a proper turnaround at its terminus, the plat and associated roadway construction plans call for a hammerhead turnaround on the proposed Lot 13. This pavement area would also be dedicated as a fire and access easement on the plat. The same treatment was applied at the terminus of Buck Street one block south.

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) R-2 (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) AG (Agricultural)	Low Density Residential	Single-family residences
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences

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. A preliminary plat was approved by the Planning and Zoning Commission on December 1, 2016. This final plat is generally consistent with the lot layout of the approved preliminary plat.

CITY COUNCIL: The City Council will consider this request at the August 9, 2021, 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 FP 2021-02 with the conditions outlined in the Development Review Committee comments.