



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 23, 2018

SUBJECT: ZC 2018-03, Ordinance No. 3515, Public hearing and consideration of a request from Texas Surveying, Inc., for a zoning change from R-6-T Townhome to R-2 Single-Family Residential at 7885 Lynda Lane, being 0.208 acres described as Lot 1R, Block 1-R, Northridge Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Miguel Molina, Texas Surveying is requesting a zoning change from R-6-T Townhome to R-2 Single-Family Residential on 0.208 acres located at 7885 Lynda Lane.

GENERAL DESCRIPTION:

The applicant is requesting a zoning change to R-2 Single Family Residential with the intent to replat the property to incorporate an abandoned right-of-way of Lynda Lane into the existing lot. The owner intends to construct a new single-family residence on the property. The property is located on the west side of Northridge Boulevard between Harwood Road and Emerald Hills Way.

This block of Northridge Addition was originally platted in 1979, and the lot under consideration had frontage on an unimproved right-of-way for Lynda Lane. In 1990, the City abandoned the right-of-way of this section of Lynda Lane and reverted the interest in the property to the adjacent owners. The applicant owns both Lot 1 and the abandoned right-of-way. A replat of the property is an associated item on the April 23, 2018, agenda (see RP 2018-01).

The proposed zoning change is consistent with the recommendations and policies of the Comprehensive Plan.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Medium Density Residential." This designation is intended to provide for medium density attached dwelling units, such as duplexes and townhomes.

CURRENT ZONING: The property is currently zoned R-6-T Townhome. This district is intended to provide areas for medium high density of single-family attached dwelling units that are constructed at an approximate density of 11.6 units per acre.

PROPOSED ZONING: The proposed zoning is R2 Single-Family Residential. The R-2 zoning district is intended to provide areas for low density development of single-family



detached dwelling units that are constructed at an approximate density of 4.0 units per acre.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	LR Local Retail	Public / Semi-Public	Vacant
WEST	R-1 Single-Family Residential	Low Density Residential	Single family residence
SOUTH	R-6-T Townhome	Medium Density Residential	Duplex
EAST	R-3 Single-Family Residential	Low Density Residential	Single family residence

PLAT STATUS: A portion of the property is currently platted as Lot 1, Block 1-R, Northridge Addition. A replat of the property is an associated item on the April 23, 2018, agenda (RP 2018-01).

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the April 5, 2018, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3515.