



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 14, 2019
SUBJECT: FP 2019-12 Consideration of a request from Jason Haynie for a final plat of Lot 8, Block B, Green Valley Country Estates, being 1.773 acres located at 7409 Bursesey Road.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Jason Haynie is requesting approval of a final plat of Lot 8, Block B, Green Valley Country Estates. This 1.773-acre property is located at 7409 Bursesey Road.

GENERAL DESCRIPTION:

The property is located on the north side of Bursesey Road between Valley Drive and Hunter Lane. The property is unplatted and currently developed with a single-family residence. The 1.773-acre property has 255 feet of frontage on Bursesey Road and ranges from 293 to 335 feet deep. The proposed final plat is intended to create one residential lot for the purpose of demolishing the existing residence and constructing a new home. Water and sanitary sewer service are available to the property.

LAND USE PLAN: This area is designated on the Comprehensive Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density less than two (2) units per acre. These neighborhoods are characterized by large lots, rural street design, estate-style fencing, barns, and livestock. These properties address a specific market niche and add to the diverse mix of housing and lot options for the community.

Transitional densities and lot sizes of 13,000 square feet or more may be appropriate when adjacent to Major Collector roadways and existing conventional suburban residential neighborhoods. New development should be sensitive to the surrounding context in scale and form and be designed to reflect a contiguous and seamless growth pattern that avoids fragmented and disconnected development. The Vision2030 Transportation Plan defines Major Collector roadways.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication has not yet been determined for this plat and is part of DRC's review comments.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Bursey Road	C4U Major Collector	Suburban Neighborhood	4-lane undivided roadway 68-foot right-of-way width Neighborhood Trail facilities

CURRENT ZONING: The property is currently zoned R-1-S Special Single Family Residential. The R-1-S zoning district is intended to provide areas for very low-density development of single-family detached dwelling units that are constructed at an approximate density of one unit per acre in a quasi-rural setting. The R-1-S zoning was approved by City Council on July 8, 2019, by Ordinance 3590.

SURROUNDING ZONING | LAND USE:

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

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 October 3, 2019, meeting and voted 6-0 to approve the plat with the conditions outlined in the Development Review Committee comments.

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. The applicant’s surveyor has indicated intent to submit a revised plat prior to City Council’s meeting. If this occurs, staff will inform Council of any changes to DRC’s recommendation.

RECOMMENDATION:

Approve FP 2019-12 with the conditions outlined in Development Review Committee comments.