



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 14, 2019

SUBJECT: FP 2018-09 Consideration of a request from CBG Surveying Texas LLC for a final plat of Lot 19, Block 2, Meadowview Estates, being 0.959 acres located at 8625 Rumfield Road.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Luke and Aubrey Steinbrink, CBG Surveying Texas, LLC Surveyors is requesting approval of a final plat of Lot 19, Block 2, Meadowview Estates. This 0.959-acre property is located at 8625 Rumfield Road, between Kirk Road and Northfield Drive.

GENERAL DESCRIPTION:

The site is currently developed with a single-family residence. The proposed final plat is intended to create a single lot for the construction of a new single-family residence and permanent accessory building.

The property is zoned AG Agricultural, but the applicant has requested a zoning change to R-1 Single-Family Residential (see ZC 2018-26). A special use permit application for a permanent accessory building is an associated item on the January 14, 2019, agenda (see SUP 2018-15).

The table below summarizes the lot standards for the proposed R-1 zoning district and the proposed lot.

R-1 STANDARD	LOT 19
Lot size: 13,000 SF	41,754 sf
Lot width: 85 feet	125 ft
Lot depth: 120 feet	335 ft
Front building line: 25 feet	25 ft

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Low Density Residential.” This designation is intended to provide for traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned AG Agricultural. The AG district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual



development into other uses pending proper timing for practical economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

The applicant has requested a zoning change to R-1 Single-Family Residential (see ZC 2018-26), which is an associated item on the January 14, 2019, agenda.

THOROUGHFARE PLAN: The development has frontage on Rumfield Road, which is classified as a C2U Minor Collector roadway. A C2U is a two-lane undivided roadway with an ultimate right-of-way width of 60 feet. The applicant's surveyor is in the process of verifying the width of the existing right-of-way, and any required dedication will be shown on the plat prior to it being recorded.

SURROUNDING ZONING | LAND USE:

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

PLAT STATUS: The property is currently unplatted.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the December 20, 2018, meeting and voted 4-0 to recommend approval.

RECOMMENDATION:

Approve FP 2018-09.