



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 14, 2022
SUBJECT: PLAT22-0029 Consideration of a request from Barton Chapa Surveying for a final plat of Lot 1, Block 1, Caswell Addition, being 1.454 acres located at 8900 Kirk Lane.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Ben Loibl, Barton Chapa Surveying is requesting approval of a final plat of Lot 1, Block 1, Caswell Addition. This 1.454-acre property is located at 8900 Kirk Lane.

GENERAL DESCRIPTION:

The property under consideration is a 1.454-acre site located on the south side of Kirk Lane, between Kirk Road and Precinct Line Road. The site is developed with a single-family residence.

The proposed final plat is intended to create one single-family residential lot so that the property is eligible for building permits for the construction of accessory buildings and future renovations to the house. The property is unplatted and has 200 feet of frontage on Kirk Lane and is approximately 316 feet deep.

The property is zoned AG (Agricultural), but the applicant has requested a zoning change to R-1-S (Special Single-Family). The zoning change application is an associated item on the November 14, 2022, agenda (see ZC22-0040). The table below summarizes the lot standards for the proposed R-1-S zoning district and the proposed lot.

R-1-S STANDARD	LOT 1
Lot size: One (1) acre	1.454 acres
Lot width: 85 feet	200 ft
Lot depth: 120 feet	316 ft
Front building line: 25 feet	25 ft

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 currently zoned AG (Agricultural). A request to change the zoning to R-1-S (Special Single-Family) is a related item on the November 14, 2022, agenda (see ZC22-0040).



TRANSPORTATION PLAN: The development has frontage on the following streets. The plat includes a right-of-way dedication of approximately 25 feet for Kirk Lane.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Kirk Lane	R2U Local Road	Suburban Residential	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-S (Special Single-Family)	Low Density Residential	Single-family residence
WEST	R-1-S (Special Single-Family)	Low Density Residential	Single-family residence
SOUTH	R-1-S (Special Single-Family)	Low Density Residential	Single-family residence
EAST	R-1-S (Special Single-Family)	Low Density Residential	Single-family residence

PLAT STATUS: The property is unplatted.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the October 17, 2022, meeting and voted 7-0 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 and verifying the right-of-way for Kirk Lane.

RECOMMENDATION:

Approve PLAT22-0029 with the conditions outlined in the Development Review Committee comments.