



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 13, 2020
SUBJECT: RP 2020-09 Consideration of a request from Realsearch of Texas LLC for a replat of Lot 6R, Block 1, Glenwyck Villas Addition, being 0.341 acres located at 3921 Lochridge Court.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Brian Birmingham, Realsearch of Texas LLC is requesting approval of a replat of Lot 6R, Block 1, Glenwyck Villas Addition. This 0.341-acre property is located at 3921 Lochridge Court.

GENERAL DESCRIPTION:

Glenwyck Villas Addition is located on the north side of Harmonson Road and west of Rufe Snow Drive. The subdivision was originally platted in 2002 for the development of 15 single-family dwelling units on a single cul de sac. The 7,667-square-foot lot under consideration is located on the west side of Lochridge Court near the north end of the street. A single-family residence is located on the property.

The replat would make the following revisions to the previous plat.

1. A 7,187-square-foot unplatted tract of land would be incorporated into the lot. The property owner owns an unplatted tract that abuts the lot on the west side, and the replat would combine the existing lot with the unplatted tract. This would increase the total lot size to 14,867 square feet, and extend the lot depth from approximately 88 feet to 177 feet.
2. A 7.5-foot utility easement in the middle of the new lot would be abandoned. This easement is currently located adjacent to the west property line of the existing lot. The abandonment is subject to written acknowledgement by the franchise utility companies.
3. A new 7.5-foot utility easement would be dedicated adjacent to the west property line.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

As required by Section 212.015(f) of the Texas Local Government Code, written notice of this replat will be mailed to each owner of a lot in the Glenwyck Villas Addition that is within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.



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 R-3 Single-Family Residential.

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
Lochridge Court	R2U Local Road	Local Road	2-lane undivided roadway 50-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-3 Single-Family Residential	Low Density Residential	Single family residence
WEST	R-3 Single-Family Residential	Low Density Residential	Single family residence
SOUTH	R-3 Single-Family Residential	Low Density Residential	Single family residence
EAST	R-3 Single-Family Residential	Low Density Residential	Single family residence

PLAT STATUS: The property is currently platted as Lot 6, Block 1, Glenwyck Villas Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the June 18, 2020, meeting and voted 6-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has revised the plat to address all conditions.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance.

RECOMMENDATION:

Approve RP 2020-09.