



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 13, 2022
SUBJECT: PLAT22-0019 Consideration of a request from Robert Nordyke for a final plat of Lot 1, Block 1, Nordyke Estates, being 1.25 acres located at 6613 Harmonson Road.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Robert Nordyke is requesting approval of a final plat of Nordyke Estates. This 1.25-acre property is located at 6613 Harmonson Road.

GENERAL DESCRIPTION:

The property under consideration is a 1.25-acre site located on the north side of Harmonson Road, between Rufe Snow Drive and Lochridge Court. The property is adjacent to the Mackey Creek drainage channel. The site is developed with a single-family residence and associated accessory buildings.

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 renovations to the house. The property is unplatted and has 90 feet of frontage on Harmonson Road and is approximately 582 feet deep.

The property is zoned R-3 (Single-Family Residential). Part of the southeast portion of the property is located in the floodplain and floodway of Mackey Creek. There is an existing 18-inch sanitary sewer main line adjacent to the east property line, and a 12-inch water main line adjacent to the west property line. An easement would be dedicated on the plat to cover each of these utility lines.

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). The R-3 district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas. It also provides area for moderate density development of single-family detached dwelling units constructed at an approximate density of 4.8 dwelling units per acre.



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

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Harmonson Road	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-3 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	LR (Local Retail)	Office Commercial	Single-family residence
EAST	R-3 (Single-Family Residential)	Low Density Residential	Mackey Creek Single-family residence

PLAT STATUS: The property is unplatted and currently referred to as Tract 2G7, Mahaly Lynch Survey, Abstract No. 953.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the May 19, 2022, meeting and voted 5-0 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 PLAT22-0019.