

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** July 18, 2024

SUBJECT: PLAT24-0065 Consideration of a request from Matthew Roach for a replat of Lots 3R1 and 3R2, Holder Smithfield Estates, being 2.403 acres located at 8609 Timber Drive.

PRESENTER: Clayton Husband, Principal Planner

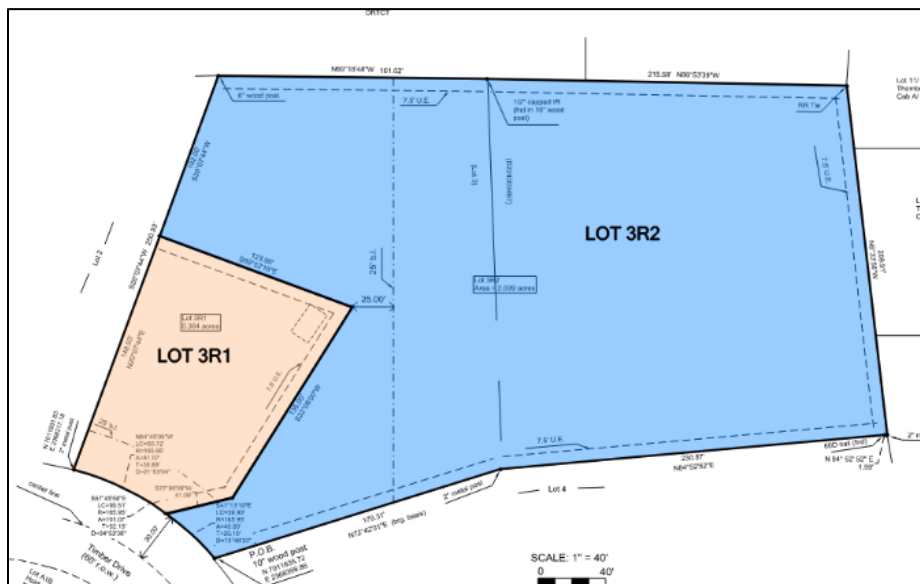
SUMMARY:

Matthew Roach is requesting approval of a replat of Lots 3R1 and 3R2, Holder Smithfield Estates. This 2.403-acre property is located at 8609 Timber Drive.

GENERAL DESCRIPTION:

Timber Drive is located on the east side of Davis Boulevard between Thornbridge Drive and Shadywood Lane. The property under consideration is a 2.399-acre property located on the north side of the street where Timber Drive turns to a north-south direction. There is an existing single-family residence on the property that was constructed in 1965.

The front 1.26 acres of the property is currently platted as Lot 3, Holder Smithfield Estates. The remaining 1.13 acres at the rear of the site is unplatted. The owner proposes to replat the entire property into two single-family residential lots with a flag lot configuration, as shown in the exhibit below.





The proposed lots are summarized in the table below, based on the R-1 (Single-Family Residential) zoning district.

R-1 STANDARD	LOT 3R1	LOT 3R2
Lot size: 13,000 SF	15,855 SF	88,818 SF
Lot width: 85 feet	91 ft	257 ft
Lot depth: 120 feet	150 ft	305 ft
Front building line: 25 feet	25 ft	25 ft
Street frontage: 50 feet	101 ft	40 ft

Section 110-232(m) of the Subdivision Regulations states that any plat proposing a flag lot configuration is subject to approval by the Planning and Zoning Commission and City Council. Due to their unconventional design, flag lot configurations may be appropriate if:

- the proposed lot configuration is needed to abate an unusual property accessibility constraint not created by the applicant;
- the property has acute topographical conditions or constraints; or,
- the unusual adjacent property boundary configuration constrains the arrangement of an otherwise standard lot configuration.

The Planning and Zoning Commission and City Council may approve a plat with a flag lot configuration if the lot meets the following standards. An applicant may request a waiver, modification, or exception to these standards, as provided in Section 110-42.

- (1) The proposed lot configuration must not circumvent the normal platting of streets or public and emergency access.
- (2) The proposed lot configuration must not prevent the extensions of streets to adjacent unsubdivided property.
- (3) The width of the narrow or elongated part of the lot must be at least fifty (50) feet wide at its frontage connection with the adjacent public street.
- (4) The narrow or elongated part must be at least fifty (50) feet wide measured from the connecting street frontage to where the lot widens into a flag shape to create a suitable building area.

As proposed, the narrow portion of Lot 3R2 does not meet the fifty-foot minimum width standard from the street frontage to where the lot widens into a flag shape. The lot has forty (40) feet of frontage on Timber Drive and narrows to thirty (30) feet before the lot widens. The owner is requesting a waiver of this standard to approve the lots as presented. The attached letter summarizes the waiver request.

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 zoned R-1 (Single-Family Residential). The R-1 district is intended to provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of 2.9 units per acre. The zoning was approved by City Council on June 27, 2022 (Ordinance 3744).

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication may be required for this plat depending on the width of the existing right-of-way.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Timber Drive	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	AG (Agricultural)	Office Commercial	Vacant property
	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
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-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: A portion of this property is platted as Lot 3, Holder Smithfield Estates.

CITY COUNCIL: The City Council will consider this request at the August 12, 2024, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of plat. The surveyor has revised the plat to address all DRC conditions of approval. These comments included minor additions and revisions to notations and labeling on the drawing and verification.

Plat approval also would be subject to approval of the flag lot configuration and associated waiver request by Planning and Zoning Commission and City Council.

RECOMMENDATION:

Approve PLAT24-0065, subject to action on the proposed flag lot configuration and associated waiver request.