



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 19, 2016

SUBJECT: PP 2016-02 Consideration of a request from Robert Espinosa for a Preliminary Plat of Lot 3, Block 13, Meadowview Estates on 0.969 acres located at 8409 Rumfield Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Robert Espinosa is requesting approval of a Preliminary Plat of Lot 3, Block 13, Meadowview Estates. This 0.969-acre one-lot subdivision is located on the north side of Rumfield Road east of Davis Boulevard. The proposed preliminary plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The owner proposes to create a single lot and construct a single-family house on the property. The lot will be 125 feet wide, 336 feet deep, and 42,206 square feet in area. The final plat for this property is a related item on the May 19, 2016, agenda.

The properties to the east and south of the site are developed with single-family residences. Non-residential uses are located west of the site at the intersection of Rumfield Road and Davis Boulevard. There are also several duplex residences on the east side of Davis Boulevard south of the intersection.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Low Density Residential.” This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

THOROUGHFARE PLAN: The development has frontage on Rumfield Road, classified as a C2U Minor Collector roadway. A C2U roadway is a two-lane undivided street with an ultimate right-of-way width of 60 feet. A very small amount of right-of-way is shown to be dedicated by the final plat (202 square feet) to achieve the full 60 feet of right-of-way.

CURRENT ZONING: R-2 Single-Family Residential. The preliminary plat is consistent with the R-2 zoning standards.

SURROUNDING ZONING | LAND USE:

North: R-1 Single-Family Residential | Office



East: R-2 Single-Family Residential and R-1-S Special Single-Family Residential and AG Agricultural | Low Density Residential
South: R-1 Single-Family Residential | Low Density Residential
West: C-2 Commercial | Office

PLAT STATUS: The property is currently unplatted. The final plat for this property is a related item on the May 19, 2016, agenda.

RECOMMENDATION:

To approve PP 2016-02.