



# PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** November 16, 2023  
**SUBJECT:** PLAT23-0051 Consideration of a request from Brittain & Crawford LLC for a replat of Lots 1R1, 1R2, and 1R3, Block N, Richland Oaks Addition, being 0.634 acres located 5033 Wyoming Trail.  
**PRESENTER:** Clayton Husband, Principal Planner

**SUMMARY:**

On behalf of Tina Tran, Brittain & Crawford LLC is requesting approval of a replat of Lots 1R1, 1R2, and 1R3, Block N, Richland Oaks Addition. This 0.634-acre property is located at 5033 Wyoming Trail.

**GENERAL DESCRIPTION:**

The property is located at the southwest corner of Boulevard 26 and Wyoming Trail. The site includes two lots that are part of the Richland Oaks subdivision, which was platted in 1959. The lots are vacant.

The proposed replat is intended to create three single-family residential lots for the purpose of constructing single-family residences. The property is zoned R-2 (Single-Family Residential). The table below summarizes the lot standards for the R-2 zoning district and the proposed lots.

R-2 STANDARD	LOT 1R1	LOT 1R2	LOT 1R3
Lot size: 9,000 SF	9,494 SF	9,070 SF	9,010 SF
Lot width: 72.5 feet	73 feet	72.5 feet	104 feet
Lot depth: 110 feet	125 feet	125 feet	111 feet
Front building line: 20 feet	25 feet	25 feet	25 feet

**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 proposed zoning is R-2 (Single-Family Residential). This district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre. The



zoning for this property was approved by City Council on August 14, 2023 (Ordinance 3801).

**TRANSPORTATION PLAN:** The development has frontage on the following streets. Right-of-way dedication is not required for the plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Boulevard 26	P6D Major Arterial	Suburban Commercial	<ul style="list-style-type: none"> <li>• 6-lane divided roadway</li> <li>▪ variable right-of-way width</li> </ul>
Wyoming Trail	Local Road	Local Road	<ul style="list-style-type: none"> <li>○ 2-lane undivided roadway</li> <li>○ 50-foot right-of-way width</li> </ul>

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Medium Density Residential Retail Commercial	Vacant Retail flooring store
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	C-1 (Commercial) R-2 (Single-Family Residential)	Retail Commercial Low Density Residential	Restaurant Single-family residences

**PLAT STATUS:** The property is currently platted as Lots 1 and 2, Block N, Richland Oaks Addition, Fifth Filing.

**CITY COUNCIL:** The City Council will consider this request at the December 11, 2023, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include revisions to notations and labeling on the drawing and the addition of utility easements on the lots.

**RECOMMENDATION:**

Approve PLAT23-0051 with the conditions outlined in the Development Review Committee comments.