



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** July 15, 2021
SUBJECT: AP 2021-03 Consideration of a request from Spry Surveyors for an amended plat of Lots 22R1 and 23R, Block 17, College Hill Addition, being 0.55 acres located at 7400 College Circle South.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Sandra Menting, Spry Surveyors is requesting approval of an amended plat of Lots 22R1 and 23R, Block 17, College Hill Addition. This 0.55-acre property is located at 7400 College Circle South.

GENERAL DESCRIPTION:

The plat consists of two lots located at the southeast corner of College Circle South and Whitfield Drive. The two existing lots are part of the College Hill Addition, which was platted in the 1960s. A single-family residence is located on the corner lot, and a portion of an accessory building on the lot encroaches the common lot line between the two lots. The lot fronting Whitfield Drive is vacant.

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

1. The common lot line between the lots is adjusted to eliminate the encroachment of the accessory building.
2. A standard plat note is added that states the purpose for the amended plat.

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

The applicant is requesting a waiver of the lot depth standards for Lot 23R. The property is zoned R-2 (Single-Family Residential), which requires a lot depth of 110 feet. The existing lot depth of Lot 23R is 95 feet, which is an existing condition in place on the current recorded plat. Section 110-42 of the subdivision regulations allows for the Planning and Zoning Commission and City Council to consider and approve variances to the regulations where hardships or practical difficulties may result from strict compliance with the regulations.



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-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

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
College Circle South	R2U Local Road	Suburban Neighborhood	2-lane undivided roadway 50-foot right-of-way width
Whitfield Drive	R2U Local Road	Suburban Neighborhood	2-lane undivided roadway 50-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
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	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is currently platted as Lots 22R and 23, Block 17, College Hill Addition.

CITY COUNCIL: The City Council will consider this request at the August 9, 2021, 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 minor revisions to notations and labeling on the drawing.

RECOMMENDATION:

Approve AP 2021-03 with the conditions outlined in the Development Review Committee comments and with the waiver to the lot depth standards.