



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** March 5, 2020
SUBJECT: RP 2020-03 Consideration of a request from Hamilton Duffy PC for a replat of Lots 17R1-17R3, Block 2, Woodbert Addition, being 0.461 acres located at 8309 Sayers Lane.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Howe/Wood & Company Profit Sharing Plan, Hamilton Duffy PC is requesting approval of a replat of Lots 17R1-17R3, Block 2, Woodbert Addition. This 0.461-acre property is located at 8309 Sayers Lane.

GENERAL DESCRIPTION:

The property under consideration is a 20,072-square foot lot on the north side of Sayers Lane, west of Davis Boulevard. The lot is part of the original Woodbert Addition, which was platted in 1946. The lot has 208 feet of frontage on Sayers Lane and is 96.5 feet deep.

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

1. The plat would subdivide the existing lot into three single-family residential lots. Each lot would be 69.3 feet wide and 96.5 feet deep, with a lot size of 6,690 square feet.
2. The front building line would be revised from 25 feet to 20 feet to correspond with the zoning of the property.

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

As required by Section 212.015(f) of the Texas Local Government Code, written notice of this replat will be mailed to each owner of a lot in the Woodbert Addition that is within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.

LAND USE PLAN: This area is designated on the Comprehensive 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 RI-PD Residential Infill Planned Development. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres. A zoning change from R-3 Single-Family Residential to RI-PD Residential Infill Planned Development was approved by City Council on January 13, 2020 (Ordinance 3631).

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
Sayers Lane	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	R-3 Single-Family Residential	Low Density Residential	Single-family residences
WEST	R-3 Single-Family Residential	Low Density Residential	Single-family residence
SOUTH	R-2 Single-Family Residential	Low Density Residential	Single-family residences
EAST	C-1 Commercial	Office Commercial	Office

PLAT STATUS: The property is currently platted as Lot 17, Block 2, Woodbert Addition.

CITY COUNCIL: The City Council will consider this request at the March 23, 2020, 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 RP 2020-03 with the conditions outlined in the Development Review Committee comments.