



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 5, 2018

SUBJECT: RP 2018-01 Consideration of a request from Texas Surveying, Inc., for a replat of Lot 1R, Block 1-R, Northridge Addition, being 0.208 acres located at 7885 Lynda Lane.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Miguel Molina, Texas Surveying is requesting approval of a replat of Lot 1R, Block 1-R, Northridge Addition. This 0.208-acre property is addressed at 7885 Lynda Lane, but the property is located on the west side of Northridge Boulevard between Harwood Road and Emerald Hills Way. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

This block of Northridge Addition was originally platted in 1979 for the development of duplex dwelling units. The lot under consideration is at the north end of the block and had side yard frontage on an unimproved right-of-way for Lynda Lane. In 1990, the City abandoned the right-of-way of this section of Lynda Lane and reverted the interest in the property to the adjacent owners. The property is currently vacant, and the owner intends to construct a new single-family residence on the property.

The proposed replat would combine the 25-foot abandoned right-of-way of Lynda Lane and Lot 1, Block 1-R, Northridge Addition, into a single lot. The applicant owns both Lot 1 and the abandoned right-of-way. This plat does not increase the number of lots or alter or remove any recorded covenants or restrictions, if any, on the property.

The property is zoned R-6-T Townhome, but the applicant has requested a zoning change to R-2 Single-Family Residential (see ZC 2018-03). The table below summarizes the lot standards for the proposed R-2 zoning district.

R-2 STANDARD	LOT 1R
Lot size: 9,000 SF	4,364 sf
Lot width: 70 feet	72 ft
Lot depth: 110 feet	125 ft
Front building line: 25 feet	25 ft



Since the property was originally platted prior to 1998, the R-2 district provides for different lot dimensions and a minimum dwelling unit size of 1,800 square feet on the vacant lot. In addition, a front-entry garage facing Northridge Boulevard would be permitted; however, an access easement is located on the rear of the lot that would provide for a rear-entry driveway that connects to the adjacent duplex properties.

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat will require a public hearing when the plat is considered the City Council. Since the property is zoned for single-family residential uses, the public hearing will include notification of all property owners within 200 feet of the lot boundary that are within the Northridge Addition.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Medium Density Residential." This designation is intended to provide for medium density attached dwelling units, such as duplexes and townhomes.

CURRENT ZONING: The property is currently zoned R-6-T Townhome. A request for a zoning change to R-2 Single-Family Residential is an associated item on the April 5, 2018, agenda (ZC 2018-03).

THOROUGHFARE PLAN: The development has frontage on Northridge Boulevard, which is classified as an R2U Residential roadway. An R2U is a two-lane undivided roadway with an ultimate right-of-way width of 50 feet. Right-of-way dedication is not required for this plat, as sufficient right-of-way exists at this location.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	LR Local Retail	Public / Semi-Public	Vacant
WEST	R-1 Single-Family Residential	Low Density Residential	Single family residence
SOUTH	R-6-T Townhome	Medium Density Residential	Duplex
EAST	R-3 Single-Family Residential	Low Density Residential	Single family residence

PLAT STATUS: A portion of the property is currently platted as Lot 1, Block 1-R, Northridge Addition.

CITY COUNCIL: The City Council will consider this request at the April 23, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2017-15.