



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 2, 2024
SUBJECT: PLAT24-0063 Consideration of a request from Bella Builders for a replat of Lots 1R1, 1R2, and 2R, Block 1, Dawn King Addition, being 1.47 acres located at 6829-6901 Crane Road.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Bella Builders is requesting approval of a replat of Lots 1R1, 1R2, and 2R, Block 1, Dawn King Addition. This 1.47-acre property is located at 6829-6901 Crane Road.

GENERAL DESCRIPTION:

The property under consideration consists of two existing lots on the west side of Crane Road between Wind River Drive and Myranda Court. The 1.47-acre site is developed with single-family residences.

The proposed replat is intended to create three single-family residential lots for the purpose of constructing single-family residences. The site has 292 feet of frontage on Crane Road and is 220 feet deep.

The property is currently zoned AG (Agricultural), and the applicant has requested a zoning change to R-1 (Single-Family Residential) on the property. The zoning application is an associated item on the May 2, 2024, agenda (see ZC24-0097). The table below summarizes the lot standards for the proposed lots and proposed R-1 (Single-Family Residential) zoning district.

R-1 STANDARD	LOT 1R1	LOT 1R2	LOT 2R
Lot size: 13,000 SF	21,289 SF	21,359 SF	21,394 SF
Lot width: 85 feet	97.6 feet	97.6 feet	97.6feet
Lot depth: 120 feet	220 feet	221 feet	221 feet
Front building line: 25 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 property is currently zoned (AG Agricultural). The AG district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual development into other uses pending proper timing for practical economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

The proposed R-1 (Single-Family Residential) is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 2.9 units per acre.

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

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Crane Road	C2U Minor Collector	Suburban Neighborhood	2-lane undivided roadway 60-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	AG (Agricultural)	Low Density Residential	Single-family residences
SOUTH	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is platted as Lots 1 and 2, Dawn King Addition.

CITY COUNCIL: The City Council will consider this request at the May 28, 2024, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of plat with the conditions outlined in the attached DRC comments. These comments include minor additions and revisions to notations and labeling on the drawing and verification and dedication of right-of-way. Plat approval also would be subject to approval of the requested zoning change.

RECOMMENDATION:

Approve PLAT24-0063 with the conditions outlined in the attached DRC comments and subject to action on the zoning change application.