



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 14, 2020
SUBJECT: RP 2020-12 Consideration of a request from Barton Surveying & Laser Scanning LLC for a replat of Lots 2R1 and 2R2, Block 4, Hewitt Estates, being 0.995 acres located at 7600 Hewitt Street.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Crumpler Group LLC, Barton Surveying & Laser Scanning LLC is requesting approval of a replat of Lots 2R1 and 2R2, Block 4, Hewitt Estates. This 0.995-acre property is located at 7600 Hewitt Street.

GENERAL DESCRIPTION:

The property is located on the south side of Hewitt Street between Meadow Road and Post Oak Drive. The property also extends south to and has frontage on Frankie B Street. The property is a platted lot with an existing house. The lot was platted in 1983 as part of the Hewitt Estates subdivision.

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

1. The property would be subdivided into two lots for the purpose of constructing new single-family residences. Each lot would be approximately 171 feet wide, 120 feet deep, and 20,470 square feet in area.
2. A sanitary sewer easement would be dedicated on Lot 2R2 in order to extend a main line to service Lot 2R1.
3. A new 7.5-foot utility easement would be dedicated adjacent to the rear property lines of both lots.
4. A right-of-way reservation strip would be added to Lot 2R1 to address future dedication needs for Hewitt Street.

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 the lots in the Hewitt Estates subdivision that are 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 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 R-1 (Single-Family Residential). This district is intended to provide areas for very 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 dedication is required for this plat. A dedication of approximately twelve feet will be provided on the plat for Hewitt Street.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Hewitt Street	R2U Local Road	Suburban Neighborhood	2-lane undivided roadway 50-foot right-of-way width
Frankie B Street	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	AG Agricultural R-1-S Special Single-Family	Residential Estate	Single-family residences
WEST	R-1 Single-Family Residential	Low Density Residential	Single-family residences
SOUTH	R-2 Single-Family Residential	Low Density Residential	Single-family residences
EAST	R-1 Single-Family Residential R-2 Single-Family Residential	Low Density Residential	Single-family residences

PLAT STATUS: The property is currently platted as Lot 2, Block 4, Hewitt Estates.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the December 3, 2020, meeting and voted 6-0 to approve the plat with the conditions outlined in the Development Review Committee comments.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. The applicant has revised the plat to correct minor revisions to notations and labeling on the drawing, dedication and reservation of right-of-way for Hewitt Street, the dedication of sanitary sewer and utility easements. The remaining comments require submittal of construction plans for the extension of sanitary sewer.



RECOMMENDATION:

Approve RP 2020-12 with the conditions outlined in the Development Review Committee comments.