



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** January 18, 2024
SUBJECT: PLAT23-0056 Consideration of a request from Redinger Group LLC for a preliminary plat of Wayfarer Addition, being 2.913 acres located at 6716 Stardust Drive.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Somerik Realty LLC, Redinger Group LLC is requesting approval of a preliminary plat of Wayfarer Addition. The 2.913-acre site is generally located on the south side of Stardust Drive east of Rufe Snow Drive.

GENERAL DESCRIPTION:

The property under consideration is an undeveloped 2.86-acre site located on the south side of Stardust Drive, approximately 300 feet east of Rufe Snow Drive. The site abuts an automobile repair facility (Service King) on the west, the Summer Crossing (platted as Estates at NRH) neighborhood on the north and east, and the TEXRail right-of-way on the south. The Cambridge Place subdivision is located south of the property across the railroad right-of-way.

The property is zoned RI-PD (Residential Infill Planned Development). The zoning was approved by City Council on October 9, 2023 (Ordinance 3818). The proposed development includes 14 single-family residential lots and four open space lots. The lot sizes on the plat range from approximately 3,703 to 10,454 square feet with an average size of 5,165 square feet. The minimum lot size in this RI-PD district is 4,000 square feet, and the lots on the plat would need to be adjusted to meet this standard. The typical residential lot is 50 feet wide and 80 feet deep, with a density of 4.8 dwelling units per acre. All the lots front on a looped street with a single point of access to Stardust Drive.

The development incorporates 14,070 square feet of open space, which makes up 11% of the site. Most of the open space is located in a 3,703-square-foot lot in the center of the development and a 7,841-square-foot lot located adjacent to the TEXRail right-of-way. Open space lots are also located adjacent to Stardust Drive to provide areas for entryway signage, street trees, and landscaped entries. The size and scope of open space improvements appears suitable for a 14-lot homeowner's association to maintain in the long term.



LAND USE PLAN: This area is designated on the Land Use Plan as Medium Density Residential. This designation provides for attached dwelling units such as duplexes and townhomes as well as higher density detached dwelling units such as zero lot line patio/cottage home. General characteristics of these neighborhoods include amenitized neighborhood open spaces, wide sidewalks, street trees, alley-accessed driveways and garages, a density of six to eleven dwelling units per acre, and houses of one, two, and three 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.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for this plat. The plat includes the proposed abandonment of 1,121 square feet of right-of-way of Stardust Drive. This right-of-way is a remnant portion of right-of-way that was dedicated as a cul de sac on Stardust Drive. The other portions of the cul de sac were abandoned in 2002 when the adjacent Estates at NRH subdivision was developed.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Stardust Drive	R2U Local Road	Local Road	<ul style="list-style-type: none"> ▪ 2-lane undivided roadway ▪ 50 feet right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	Low Density Residential	Single-family residences
WEST	I-2 (Medium Industrial)	Retail Commercial	Auto repair facility
SOUTH	RI-PD (Residential Infill Planned Development)	Low Density Residential	Single-family residences
EAST	PD (Planned Development)	Low Density Residential	Single-family residences

PLAT STATUS: The property is unplatted. Approval of a preliminary plat; engineering plans for streets, utilities, grading, and drainage; and a final plat would be required prior to any construction.

CITY COUNCIL: The City Council will consider this request at the February 12, 2024, 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 and adjustments to several lots to meet minimum lot dimensional standards.

RECOMMENDATION:

Approve PLAT23-0056 with the conditions outlined in the Development Review Committee comments.