



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 10, 2020
SUBJECT: FP 2019-15 Consideration of a request from Linda Burket for a final plat of Lots 3-5, Block 1, Coulson Addition, being 1.29 acres located at 6809 Crane Road.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Linda Burket is requesting approval of a final plat of Lots 3-5, Block 1, Coulson Addition. This 1.29-acre property is located at 6809 Crane Road.

GENERAL DESCRIPTION:

The property is located on the west side of Crane Road north of Myranda Court. The property is currently developed with a single-family residence. The proposed final plat is intended to create three residential lots. Water and sanitary sewer service is available to the property.

The property is currently zoned R-1 Single-Family Residential. This district requires a minimum lot size of 13,000 square feet, and the proposed lots range in size from 17,035 square feet to 20,809 square feet. The lots comply with the standards of the R-1 zoning district.

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. Although most Low Density Residential neighborhoods are characterized by driveways accessing the street, some more pedestrian-oriented and/or narrower-lot neighborhoods may have driveways accessed from alleys.

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. The R-1 zoning was approved by Ordinance 3596 on August 26, 2019.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication for these streets is not required for this 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	Vacant
WEST	AG Agricultural	Low Density Residential	Single-family residence
SOUTH	R-2 Single Family Residential	Low Density Residential	Single-family residence
EAST	R-1 Single-Family Residential AG Agricultural	Low Density Residential	Single-family residences

PLAT STATUS: The property is currently unplatted.

ROUGH PROPORTIONALITY DETERMINATION: The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the city’s design criteria.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the January 16, 2020, meeting and voted 5-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has revised the plat to address all conditions.

RECOMMENDATION:

Approve FP 2019-15.