



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** March 2, 2017

SUBJECT: RP 2017-01 Consideration of a request from Jason and Joy Lee for a Replat of Sunnybrook Addition, Block 1, Lot 6, on 0.687 acres located at 8509 Cardinal Lane.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Jason and Joy Lee are requesting approval of a replat of Lot 6, Block 1, Sunnybrook Addition. The purpose of this replat is to establish the current property boundary for the construction of a new single-family residence. The plat is complete and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The final plat for Sunnybrook Addition was approved in 1964. The plat included five residential lots and a large tract (Tract A) reserved for future development. Since that time, Tract A has been divided by replat and several times by metes and bounds. When divided by metes and bounds, those portions were sold to other lot owners on Sunnybrook Drive and Martin Drive.

The property under consideration, which is a remainder portion of Tract A, is located on the north side of Cardinal Lane between Sunnybrook Drive and Martin Drive and adjacent to the concrete Walker Creek channel. The owners of the property (proposed Lot 6) have submitted a replat in order to formally establish the lot by plat and accommodate the construction of a house on the property.

The replat would create one residential lot that is 29,925 square feet (0.687 acres) in area. The lot has 133.74 feet of frontage on Cardinal Lane and averages 210 feet in depth. A sidewalk easement will be dedicated at the southwest corner to provide for a future sidewalk on the north side of the street. A lot is affected by a 345-square-foot area of flood plain at the southeast corner of the lot. The lot satisfies the requirements of the R-1 Single Family Residential zoning district.

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 by 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 Sunnybrook Addition.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Low Density Residential.” This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned R-1 Single Family Residential.

SURROUNDING ZONING | LAND USE:

- North:** R-1 Single Family Residential | Low Density Residential
- West:** R-1 Single Family Residential | Low Density Residential
- South:** C-1 Commercial | Retail
- East:** U School, Church, and Institutional | Public/Semi-Public

PLAT STATUS: The property is currently platted as part of Tract A, Block 1, Sunnybrook Addition.

CITY COUNCIL: The City Council will consider this request at the March 27, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2017-01.