



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 17, 2020
SUBJECT: FP 2020-08 Consideration of a request from Our Country Homes Inc. for a final plat of Lot 1, Block 1, Woodbert Addition Phase II, being 0.239 acres located at 8136 Woods Lane.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Our Country Homes, Inc. is requesting approval of a final plat of Lot 1, Block 1, Woodbert Addition Phase II. This 0.239-acre property is located at 8136 Woods Lane.

GENERAL DESCRIPTION:

The property is located on the south side of Woods Lane, west of Davis Boulevard. The property is vacant and is currently unplatted. The proposed final plat is intended to create one single-family residential lot for the purpose of constructing a new house.

The property is zoned R-3 (Single-Family Residential). The table below summarizes the lot standards for the R-3 zoning district and the proposed lot.

R-3 STANDARD	LOT 1
Lot size: 7,700 SF	10,430 SF
Lot width: 70 feet	70 ft
Lot depth: 110 feet	149 ft
Front building line: 20 feet	25 ft

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-3 (Single-Family Residential). This district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas. It provides areas for moderate density development of single-family detached dwelling units that are constructed at an approximate density of 4.8 units per acre.

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



STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Woods Lane	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	R-3 (Single-Family Residential)	Low Density Residential	Single-family residence
WEST	R-3 (Single-Family Residential)	Low Density Residential	Vacant
SOUTH	R-3 (Single-Family Residential)	Low Density Residential	Single-family residence
EAST	R-3 (Single-Family Residential)	Low Density Residential	Single-family residence

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 City design criteria.

PLAT STATUS: The property is currently unplatted.

CITY COUNCIL: The City Council will consider this request at the October 12, 2020, 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 the dedication of a public access easement to accommodate a fire vehicle turnaround.

RECOMMENDATION:

Approve FP 2020-08 with the conditions outlined in the Development Review Committee comments.