



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager **DATE:** February 15, 2018

**SUBJECT:** AP 2018-01 Consideration of a request from Sempco Surveying for an amended plat of Lots 5R1 and 5R2, Block 2, Fox Hollow Addition, being 0.198 acres located at 7512 April Lane.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of DFWOF Homes, LLC, Sempco Surveying is requesting approval of an amended plat of Lots 5R1 and 5R2, Block 2, Fox Hollow Addition. This 8,575-square foot property includes two duplex residential lots located on the south side of April Lane between Holiday Lane and Mark Court. The proposed amended plat meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The original plat for the property was approved in December 1984 and created a single duplex residential lot. A replat of the property was approved in December 2017, which divided the property into two lots for the purpose of selling each half of the duplex as a separate unit. The property is zoned R-4-D Duplex.

The purpose of this amended plat is to correct an error in labeling for the block number on the replat approved by City Council December 11, 2017. The block number would be corrected to Block 2 on the amended plat. There are no other changes proposed to the plat.

**COMPREHENSIVE PLAN:** The Comprehensive Plan classifies this area as "Medium Density Residential." This designation provides areas for the development of medium density attached dwelling units such as duplexes and townhouses.

**THOROUGHFARE PLAN:** The development has frontage on April Lane, which is classified as an R2U Residential roadway. An R2U roadway is a two-lane undivided local street with an ultimate right-of-way width of 50 feet. Right-of-way dedication is not required for this plat as sufficient right-of-way exists at this location.

**CURRENT ZONING:** The property is currently zoned R-4-D Duplex. The R-4-D district is intended to provide areas for moderately high density development of duplex dwellings that are constructed at an approximate density of 9.9 dwelling units per acre.



**SURROUNDING ZONING | LAND USE:**

**North:** R-4-D Duplex | Medium Density Residential  
**West:** R-4-D Duplex | Medium Density Residential  
**South:** R-4-D Duplex | Medium Density Residential  
**East:** R-4-D Duplex | Medium Density Residential

**PLAT STATUS:** The property is currently platted as Lots 5R1 and 5R2, Block 2, Fox Hollow Addition.

**CITY COUNCIL:** The City Council will consider this request at the February 26, 2018, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve AP 2018-01.