



# PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** November 19, 2020  
**SUBJECT:** FP 2020-11 Consideration of a request from Windrose Land Surveying for a final plat of Lot 7, Block 14, North Hills Addition, being 0.196 acres located at 3516 Tourist Drive.  
**PRESENTER:** Clayton Comstock, Planning Director

**SUMMARY:**

On behalf of Justin Phillips, Windrose Land Surveying is requesting approval of a final plat of Lot 7, Block 14, North Hills Addition. This 0.196-acre property is located at 3516 Tourist Drive.

**GENERAL DESCRIPTION:**

The property is located on the east side of Tourist Drive, south of Onyx Drive. 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-2 (Single-Family Residential). The table below summarizes the lot standards for the R-2 zoning district and the proposed lot.

R-2 DISTRICT	STANDARD	PROPOSED LOT
Lot area	9,00 SF	8,528 SF
Lot width	72.5 ft	74 feet
Lot depth	110 ft	112 feet
Front building line	20 ft	20 ft

The applicant is requesting a waiver of the lot area standard for the lot, based on the existing R-2 (Single-Family Residential) zoning. A letter from the owner is attached. The plat consolidates two existing unplatted tracts of land that have a combined area of 8,528 square feet. The R-2 zoning district requires a minimum lot area of 9,000 square feet. The property consists of two tracts of land that remained unplatted as the adjacent subdivisions developed around them (North Hills Addition and Diamond Oaks South Addition). The lot complies with all other standards of the R-2 zoning district.

Section 110-42 of the subdivision regulations allows for the Planning and Zoning Commission and City Council to consider and approve variances to the regulations where hardships or practical difficulties may result from strict compliance with the regulations.



**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-2 Single-Family Residential. This district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.

**TRANSPORTATION PLAN:** The development has frontage on the following streets. Right-of-way dedication is required for this plat. A dedication of approximately two feet from the centerline of the existing right-of-way will be provided on the plat for Tourist Drive.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Tourist Drive	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-2 (Single-Family Residential)	Low Density Residential	Single-family residence
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residence
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residence
EAST	R-2 (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 December 14, 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, the dedication of right-of-way for Tourist Drive, and adjustments to existing utility easements.



**RECOMMENDATION:**

Approve FP 2020-11 with the conditions outlined in the Development Review Committee comments.