



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** April 20, 2023
SUBJECT: PLAT23-0040 Consideration of a request from Barron-Stark Engineers, LP for a final plat of Lots 4-7, Block 1, Tivoli Garden Estates, being 3.06 acres located at 7513-7525 Chapman Road.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Torino LLC, Steven Razo, and Vonnie Razo (owners), Barron-Stark Engineers is requesting approval of a final plat of Lots 4-7, Block 1, Tivoli Garden Estates. This 3.06-acre property is located in the 7500 block of Chapman Road.

GENERAL DESCRIPTION:

The property under consideration is a 3.06-acre site on the north side of Chapman Road at the Holiday Lane intersection. The property is located on the north side of Chapman Drive across from the intersection of Holiday Lane. The property has approximately 410 feet of frontage on Chapman Drive and is approximately 328 feet deep.

The property is zoned RI-PD (Residential Infill Planned Development). The zoning was approved by City Council on December 13, 2021 (Ordinance 3719). The primary purposes of the RI-PD district were to limit the subdivision to four lots, provide appropriate setbacks for the context of the area, and restrict the number and location of driveways surrounding the intersection of Chapman Road and Holiday Lane.

In keeping with the RI-PD zoning, the proposed plat includes four single-family residential lots. The lots range in size from 24,766 square feet to 33,463 square feet, with a density of 1.3 dwelling units per acre. The lots include a 25-foot front building line, a 30-foot rear building line, and a 55-foot front setback for garages.

Two shared driveways are provided on Chapman Road on either side of the Holiday Lane intersection. The driveway locations are established by a 25-foot wide private cross access easements located on the common lines between Lots 4 and 5 and between Lots 6 and 7.

LAND USE PLAN: This area is designated on the Vision2030 Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density of less than two (2) units per acre. These neighborhoods are characterized by large lots, rural street design, estate-style fencing,



barns, and livestock. These properties address a specific market niche and add to the diverse mix of housing and lot options for the community.

CURRENT ZONING: The property is zoned RI-PD (Residential Infill Planned Development). The zoning for this property was approved by City Council on December 13, 2021 (Ordinance 3719).

TRANSPORTATION PLAN: The development has frontage on the following streets. A right-of-way dedication of approximately 13,988 square feet for Chapman Road is provided on the final plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Chapman Road	C2U Major Collector	Suburban Residential	2-lane undivided roadway 68-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1-S (Special Single-Family)	Residential Estate	Single-family residence
WEST	R-1 (Single-Family Residential)	Residential Estate	Vacant lots
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is unplatted. City Council approved a preliminary plat for the property on March 28, 2022.

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.

CITY COUNCIL: The City Council will consider this request at the April 24, 2023, 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 revisions to notations and labeling on the drawing, clarification of the right-of-way dedication area, and verification of a required off-site drainage easement dedication.

RECOMMENDATION:

Approve PLAT23-0040 with the conditions outlined in the Development Review Committee comments.