

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 11, 2023

SUBJECT: PLAT23-0053 Consideration of a request from Whitfield Hall Surveyors for an amended plat of Lots 4R1 and 5R1, Block 2, Richland Oaks Addition, being 0.617 acres located at 8312 and 8316 Jerrie Jo Drive.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Joseph and Jo Ann Robinson and Walter and Julie Andrews (owners), Whitfield Hall Surveyors is requesting approval of an amended plat of Lots 4R1 and 5R1, Block 2, Richland Oaks Addition. The properties are located at 8312 and 8316 Jerrie Jo Drive.

GENERAL DESCRIPTION:

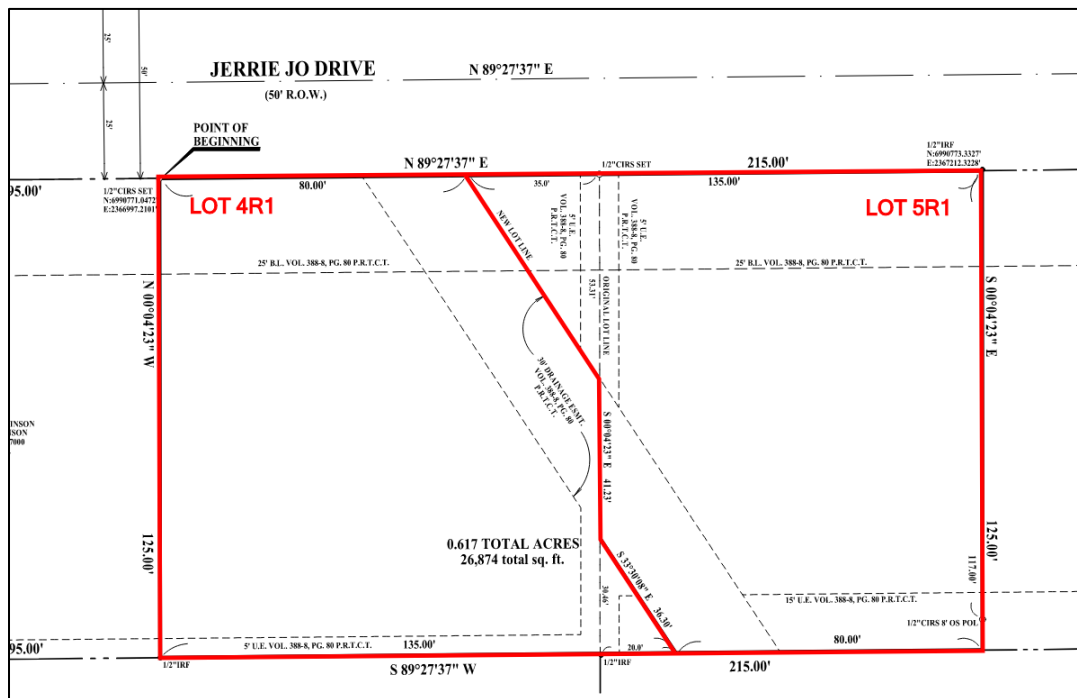
The plat consists of two lots located on the south side of Jerrie Jo Drive east of Strummer Drive. The lots were originally platted in 1956. Between the lots is a drainage easement with a concrete channel that runs from northwest to southeast. The location of the easement results in a portion of each lot being located on the opposite side of the channel. The image below shows the lots in relation to the channel.



The amended plat would make the following revisions to the previous plat.

1. The common lot line between the lots is adjusted so that the entirety of each lot is located on the same side of the drainage easement and channel (see image below).
2. A standard plat note is added that states the purpose for the amended plat.
3. General notes required for all plats are added to the drawing.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.



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 zoned R-1 (Single-Family Residential). This district is intended to provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of 2.9 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
Jerrie Jo 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-1 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	R-1 (Single-Family Residential)	Low Density Residential	Single-family residence
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is currently platted as Lots 4 and 5, Block 2, Richland Oaks Addition.

FLOODPLAIN: Both lots are located wholly within the current boundaries of FEMA designated special flood hazard area (SFHA). As such, redevelopment or building on these properties is subject to additional regulatory requirements.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the November 16, 2023, meeting and voted 6-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has revised the plat to address all conditions.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance.

RECOMMENDATION:

Approve PLAT23-0053 subject to the minimum finished floor elevations (FFE) being added to the plat.