



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** April 6, 2023
SUBJECT: PLAT23-0038 Consideration of a request from Barton Surveying and Laser Scanning LLC for a final plat of Lot 1, Block 5, Red Gate Addition, being 0.2699 acres located at 7813 Mockingbird Lane.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Charlie Nguyen, Barton Surveying and Laser Scanning LLC is requesting approval of a final plat of Lot 1, Block 5, Red Gate Addition. This 0.269-acre property is located at 7813 Mockingbird Lane.

GENERAL DESCRIPTION:

The property under consideration is an 11,757-square-foot site located at the southeast corner of Mockingbird Lane and Irish Drive. The property is adjacent to the entrance to La Casita mobile home park and the Oncor transmission line right-of-way and North Electric Trail. The site is vacant.

The proposed final plat is intended to create one single-family residential lot for the purpose of constructing a single-family residence. The property is zoned R-2 (Single-Family Residential). The table below summarizes the lot standards for the proposed R-2 zoning district and the proposed lot.

STANDARD	R-2	LOT 1
Lot size	9,000 SF	11,757 SF
Lot width	72.5 feet	114 feet
Lot depth	110 feet	130 feet
Front building line	20 feet	20 feet

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This category provides sites for community and regional shopping centers, commercial establishments, and employment centers.

CURRENT ZONING: The property is 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.



The zoning for the property was approved on December 14, 1998 (Ordinance 2359 attached for your information). As a condition of that approval, landscaping is required on the property. This includes low plantings under 20 inches in height along the north and west sides of the lot, and a sight-barring hedgerow of shrubs along the east property line adjacent to the mobile home park.

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

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Mockingbird Lane	Local Road	Local Road	2-lane undivided roadway 50-foot right-of-way width
Irish Drive	Local Road	Local Road	2-lane undivided roadway 50-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	Retail Commercial	Self-storage facility
WEST	C-1 (Commercial)	Retail Commercial	Vacant
SOUTH	R-3 (Single-Family Residential)	Parks/Open Space	Oncor transmission lines and North Electric Trail
EAST	PD (Planned Development)	Medium Density Residential	La Casita mobile home park

PLAT STATUS: The property is unplatted.

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 minor revisions to notations and labeling on the drawing, changing the legal description, adding sight visibility easements at the street intersection and the trail intersection, and the extension of a sanitary sewer main.

RECOMMENDATION:

Approve PLAT23-0033 with the conditions outlined in the Development Review Committee comments.