



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** April 6, 2023
SUBJECT: PLAT23-0037 Consideration of a request from Alpha Land Surveying for a replat of Lots 49R1 and 49R2, Block 2, Stonybrooke Addition, being 0.2754 acres located at 7312 and 7314 Davis Boulevard.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Mark Dunn (owner), Alpha Land Surveying is requesting approval of a replat of Lots 49R1 and 49R2, Block 2, Stonybrooke Addition. This 0.2754-acre property is located at 7312-7314 Davis Boulevard.

GENERAL DESCRIPTION:

The property under consideration is located on the east side of Davis Boulevard between Rumfield Road and Hightower Drive. The property was originally platted in 1973 and is currently a single lot developed with a duplex dwelling. The owner proposes to subdivide the property into two lots so that each half of the duplex is located on a separate lot.

The property has 100 feet of frontage on Davis Boulevard and is 120 feet deep. The replat would divide the property into two 50-foot wide lots of 6,000 square feet in area. The lots exceed the minimum standards of the R-4-D (Duplex) zoning district. The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

As required by Section 212.015(f) of the Texas Local Government Code, written notice of this replat will be mailed to each owner of the lots in the Stonybrooke subdivision that are within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.

LAND USE PLAN: This area is designated on the Land Use Plan as Medium Density Residential. This designation provides for attached dwelling units such as duplexes and townhomes as well as higher density detached dwelling units such as zero lot line patio/cottage homes.

CURRENT ZONING: The property is currently zoned R-4-D (Duplex). This district is intended to provide for moderately high density development of duplex dwellings that are constructed at an approximate density of 9.9 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
Davis Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-4-D (Duplex)	Medium Density Residential	Duplex residences
WEST	R-4-D (Duplex)	Low Density Residential	Single-family residences
SOUTH	R-4-D (Duplex)	Medium Density Residential	Duplex residences
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: A portion of the property is currently platted as Lot 49, Block 2, Stonybrooke Addition.

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, revising the lot numbers, and verifying that each individual dwelling unit has its own water and sanitary sewer service connections.

RECOMMENDATION:

Approve PLAT23-0037 with the conditions outlined in the Development Review Committee comments.