



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 13, 2022

SUBJECT: PLAT22-0018 Consideration of a request from Scott Wood for a replat of Lots 2R and 3R, Block 1, College Acres Addition, being 4.004 acres located at 8100 and 8104 Green Valley Drive.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of RSST & J Real Estate LLC, Scott Wood is requesting approval of a replat of Lots 2R and 3R, Block 1, College Acres Addition. This 4.004-acre property is located at 8100 and 8104 Green Valley Drive.

GENERAL DESCRIPTION:

The property under consideration consists of two lots located on the south side of Green Valley Drive just west of Davis Boulevard. The lots are part of the College Acres Addition originally platted in July 1960. Each lot is 200 feet wide and approximately 443 feet deep and developed with a single-family residence.

The applicant intends to replat the property in order to incorporate the southern portion of Lot 2 (8104 Green Valley Drive) into Lot 3 (8100 Green Valley Drive). The remaining portion of Lot 3 would be platted as a separate one-acre lot with the existing residence.

Lot 3 is zoned R-1-S (Special Single-Family), but Lot 2 is zoned R-3 (Single-Family Residential). In order to accommodate the proposed replat, the applicant is requesting a zoning change on Lot 2 to R-1-S so that both lots are part of the same zoning district. The zoning application is a related item on the June 13, 2022, agenda (see ZC22-0026). The lots are summarized in the table below.

R-1-S STANDARD	LOT 2R (8104 GREEN VALLEY DR)	LOT 3R (8100 GREEN VALLEY DR)
Lot size: One (1) acre	1.000 acres	3.004 acres
Lot width: 85 feet	200 ft	200 ft
Lot depth: 120 feet	217 ft	440 ft
Front building line: 25 feet	25 ft	25 ft

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-1-S (Special Single-Family) and R-3 (Single-Family Residential). The R-1-S zoning district is intended to provide areas for very low-density development of single-family detached dwelling units that are constructed at an approximate density of one unit per acre in a quasi-rural setting. The R-1-S district is specifically planned to allow for the keeping of livestock in a residential setting.

The R-3 district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas. It also provides area for moderate density development of single-family detached dwelling units constructed at an approximate density of 4.8 dwelling 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
Green Valley Drive	C2U Minor Collector	Suburban Neighborhood	2-lane undivided roadway 60-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial) PD (Planned Development)	Medium Density Residential Low Density Residential	Vacant Single-family residences
WEST	R-1-S (Special Single-Family)	Low Density Residential	Single-family residence
SOUTH	R-3 (Single-Family Residential) C-1 (Commercial)	Low Density Residential	Single-family residences Landscape contractor/sod sales
EAST	C-2 (Commercial) PD (Planned Development)	Office Commercial	Vacant / Communications tower Roofing contractor office/warehouse

PLAT STATUS: The property is platted as Lots 2 and 3, College Park Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the May 19, 2022, meeting and voted 5-0 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, subject to approval of the zoning change application outlined in case ZC22-0026.

RECOMMENDATION:

Approve PLAT22-0018, subject to approval of the zoning change application outlined in case ZC22-0026.