



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 21, 2021
SUBJECT: PLAT21-0003 Consideration of a request from Brittain & Crawford for a replat of Lots 5R1 and 5R2, Block 12, Fox Hollow Addition, being 0.287 acres located at 6617-6619 Parkview Drive.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Pat Little and David Erickson (owners), Brittain & Crawford is requesting approval of a replat of Lots 5R1 and 5R2, Block 12, Fox Hollow Addition. This 0.287-acre property is located at 6617-6619 Parkview Drive.

GENERAL DESCRIPTION:

The property under consideration is located at the northwest corner of Jamie Renee Lane and Parkview Drive. The property (Lot 5) was originally platted in 1983 and is currently a single lot developed with a duplex. The duplex unit is split in ownership, but the property remains a single lot.

At some time during the middle 1980s, a previous owner purchased approximately twenty feet of property from the adjoining lot to the west. However, neither property was replatted to address the property boundary changes.

The owners propose to subdivide Lot 5 into two lots to coincide with the ownership of each half of the duplex unit, so that each half of the duplex is located on a separate lot. In addition, the additional property purchased in the 1980s would be incorporated into the new lots and establish the boundaries of the lots based on current ownership.

This plat would also create a remnant tract of the former Lot 6, Block 12, Fox Hollow Addition, although the lot area and dimensions would still meet those of the R-4-D Duplex zoning district. Prior to any additions or new construction on the property, however, the lot would need to be replatted as a new lot of record since this plat does not include Lot 6, Block 12.

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 Fox Hollow 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
Parkview Drive	R2U Local Road	Local Road	2-lane undivided roadway 50-foot right-of-way width
Jamie Renee Lane	R2U 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	R-4-D (Duplex)	Medium Density Residential	Duplex residences
WEST	R-4-D (Duplex)	Medium Density Residential	Duplex residences
SOUTH	R-4-D (Duplex)	Medium Density Residential	Duplex residences
EAST	R-4-D (Duplex)	Medium Density Residential	Duplex residences

PLAT STATUS: A portion of the property is currently platted as Lot 5, Block 12, Fox Hollow Addition.

CITY COUNCIL: The City Council will consider this request at the November 8, 2021, 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 and dedication of a common access easement.

RECOMMENDATION:

Approve PLAT21-0003.