

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** December 2, 2021
SUBJECT: PLAT21-0004 Consideration of a request from Cindy and Lamar Slay for a final plat of Lot 1, Block 1, Slay Addition, being 1.02 acres located at 8463 Shady Grove Road.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Cindy and Lamar Slay are requesting approval of a final plat of Lot 1, Block 1, Slay Addition. This 1.02-acre property is located at 8463 Shady Grove Road.

GENERAL DESCRIPTION:

The property is located at the northeast corner of a curve in Shady Grove Road, immediately west of Fresh Meadows Road. The parcel is currently developed with a single-family residence.

The proposed plat would create one lot for the purpose of constructing an 878-square-foot addition on the north side of the existing residence for a new master bedroom suite and patio. The 44,431-square foot parcel has approximately 420 feet of frontage on Shady Grove Road, with driveway access on the south side of the property. Water service is provided to the property, and a connection to the sanitary sewer will be completed as part of the addition to the house. City Council approved a zoning change on the property to R-2 (Single-Family Residential) on September 27, 2021.



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-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.



TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication may be required for Shady Grove Road depending on verification of the existing right-of-way width.

| STREET | FUNCTIONAL CLASSIFICATION | LAND USE CONTEXT | DESIGN ELEMENTS |
|------------------|---------------------------|-----------------------|--|
| Shady Grove Road | C2U Minor Collector | Suburban Neighborhood | 2-lane divided roadway 60-foot right-of-way width |

SURROUNDING ZONING | LAND USE:

| DIRECTION | ZONING | LAND USE PLAN | EXISTING LAND USE |
|-----------|---------------------------------|-------------------------|--------------------------|
| NORTH | AG (Agricultural) | Low Density Residential | Single-family residence |
| WEST | R-2 (Single-Family Residential) | Low Density Residential | Single-family residences |
| SOUTH | R-2 (Single-Family Residential) | Low Density Residential | Single-family residences |
| EAST | R-2 (Single-Family Residential) | Low Density Residential | Single-family residences |

PLAT STATUS: A portion of the property is currently unplatted.

CITY COUNCIL: The City Council will consider this request at the December 13, 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.

RECOMMENDATION:

Approve PLAT21-0004 with the conditions outlined in the Development Review Committee comments.