

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 27, 2022

SUBJECT: PLAT22-0021 Consideration of a request from Windrose Land Services for a replat of Lots 3R, 3R1, and 3R2, Holder Smithfield Estates, being 2.399 acres located at 8609 Timber Drive.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

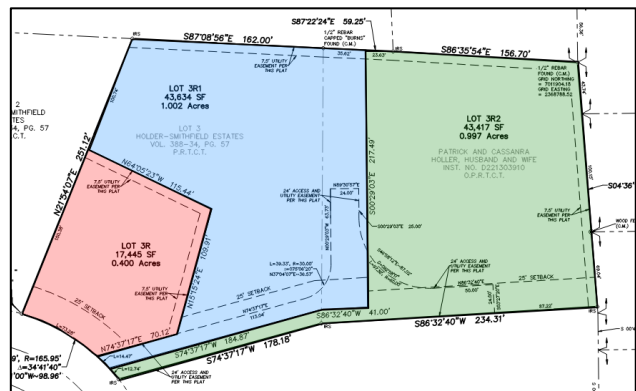
On behalf of Patrick and Cassandra Holler, Windrose Land Services is requesting approval of a replat of Lots 3R, 3R1, and 3R2, Holder Smithfield Estates. This 2.399-acre property is located at 8609 Timber Drive.

GENERAL DESCRIPTION:

Timber Drive is located on the east side of Davis Boulevard between Thornbridge Drive and Shadywood Lane. The property under consideration is a 2.399-acre property located on the north side of the street where Timber Drive turns to a north-south direction. There is an existing single-family residence on the property that was constructed in 1965.

The front 1.26 acres of the property is currently platted as Lot 3, Holder Smithfield Estates. The remaining 1.13 acres at the rear of the site is unplatted. The owner proposes to replat the entire property into three single-family residential lots, with all three lots fronting Timber Drive.

The exhibit to the right shows the proposed lot arrangement. Lot 3R has 73 feet of frontage on Timber Drive. The other two lots (Lots 3R1 and 3R2) are proposed as flag-shaped lots that have 14.5 feet and 12.7 feet of street frontage. While flag-shaped lots are permitted, the zoning ordinance and subdivision regulations require that this type of lot provide at least 50 feet of frontage on a public street. These two proposed lots do not meet the minimum lot frontage standard, and the owner is requesting a waiver of the standard to approve the lots as presented.



Section 110-42 of the subdivision regulations allows for the Planning and Zoning Commission and City Council to consider and approve variances to the regulations where hardships or practical difficulties may result from strict compliance with the regulations. Since a variance is requested and the property is zoned for residential use, Section



212.015 of the Texas Local Government Code requires a public hearing be held. Notice of the public hearing was mailed to owners of lots that are in the original subdivision and that are within 200 feet of the lots to be replatted.

A zoning change is also required for the property. The property is zoned both AG (Agricultural) and R-3 (Single-Family Residential). In order to avoid lots that have split zoning, the applicant is requesting a zoning change to R-1 (Single-Family Residential) on the entire property. The zoning application is a related item on the June 27, 2022, agenda (see ZC22-0027).

The proposed lots are summarized in the table below, based on the proposed R-1 (Single-Family Residential) zoning district.

R-1 STANDARD	LOT 3R	LOT 3R1	LOT 3R2
Lot size: 13,000 SF	17,445 SF	43,634 SF	43,392 SF
Lot width: 85 feet	101 ft	166 ft	192 ft
Lot depth: 120 feet	147 ft	235 ft	219 ft
Front building line: 25 feet	25 ft	25 ft	25 ft
Street frontage: 50 feet	72.28 ft	14.47 ft	12.74 ft

During the review of the plat, the Development Review Committee (DRC) discussed the effect that the proposed lot arrangement would have on the property. It was noted that the existing property only has 100 feet of street frontage, which is generally not sufficient frontage for more than one standard lot zoned R-1 (Single-Family Residential). In addition, the DRC discussed concerns about how the three-lot arrangement would affect driveway spacing, water meter locations, the length and location of water and sanitary sewer service lines, mail delivery, and trash collection.

After evaluating this proposal, the DRC recommended denial of the three-lot lot plat as proposed to the Planning & Zoning Commission. The DRC would support a two-lot plat with a waiver for one lot to provide 25 feet of street frontage due to the unusual shape and depth of the existing property. The attached DRC comments include the recommendation for the replat to only include two lots, with the common lot line coinciding with the existing tract boundary. Since the existing property has approximately 100 feet of street frontage, this would be equivalent to dividing the property into two lots, each with the minimum required 50 feet of street frontage.

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 AG (Agricultural) and R-3 (Single-Family Residential), however a zoning change request to R-1 (Single-Family Residential) has been recommended for approval by the Planning & Zoning Commission and is on the June 27, 2022 City Council agenda as a companion item. This district is intended to



provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of 2.9 units per acre.

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

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Timber Drive	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	AG (Agricultural) R-1 (Single-Family Residential)	Office Commercial Low Density Residential	Vacant property Single-family residences
WEST	R-3 (Single-Family Residential)	Low Density Residential	Single-family residence
SOUTH	R-3 (Single-Family Residential)	Low Density Residential	Single-family residence
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: A portion of this property is platted as Lot 3, Holder Smithfield Estates. Another portion is currently unplatted and described as Tract 7A5, Stephen Richardson Survey, Abstract No. 1266.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the June 16, 2022, meeting and voted 4-2 (Vice Chair Tyner and Commissioner Bowen opposing) to approve the plat as a three-lot plat with a waiver to the street frontage requirements and all other conditions outlined in the Development Review Committee comments.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends denial of the three-lot plat as presented. Alternatively the DRC would recommend approval of a two-lot plat with a waiver of the street frontage standard for one lot.

RECOMMENDATION:

Approve PLAT22-0021 as a three-lot plat with a waiver to the street frontage requirements and all other conditions outlined in the Development Review Committee comments.