

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** March 20, 2023  
**SUBJECT:** PLAT23-0033 Consideration of a request from John and Rossina Borges for a final plat of Lot 5, Block 12, Skyline Homes Addition, being 0.955 acres located at 4512 Rufe Snow Drive.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

John and Rossina Borges are requesting approval of a final plat of Lot 5, Block 12, Skyline Homes Addition. This 0.955-acre property is located at 4512 Rufe Snow Drive.

### **GENERAL DESCRIPTION:**

The property under consideration is a 0.955-acre site located on the east side of Rufe Snow Drive between Briley Drive and Victoria Avenue. The property is adjacent to the Oncor transmission line right-of-way and the JoAnn Johnson Trail. The site is developed with a single-family residential structure.

The proposed final plat is intended to create one single-family residential lot so that the property is eligible for building permits for the renovation of the house. The property is unplatted and has 160 feet of frontage on Rufe Snow Drive and is 260 feet deep.

**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 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. The plat includes a right-of-way dedication of approximately 16.7 feet for Rufe Snow Drive.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Rufe Snow Drive	M4U Minor Arterial	Suburban Neighborhood	4-lane undivided roadway 70-foot right-of-way width



## **SURROUNDING ZONING | LAND USE:**

<b>DIRECTION</b>	<b>ZONING</b>	<b>LAND USE PLAN</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences (Skyline Homes Addition)
<b>WEST</b>	U (School, Church, Institutional)	Community Services	St Paul Presbyterian Church
<b>SOUTH</b>	R-2 (Single-Family Residential)	Low Density Residential	Oncor transmission lines and JoAnn Johnson Trail
<b>EAST</b>	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences (Skyline Homes Addition)

**PLAT STATUS:** The property is unplatted.

**PLANNING AND ZONING COMMISSION:** This plat was scheduled for action by the Planning and Zoning Commission at the March 2, 2023, meeting. However, due to severe weather and storm damage around the city, this meeting was canceled. As a result, the final plat is considered approved by inaction of the Commission, as required by Section 212.009 of the Texas Local Government Code.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance. The applicant has revised the plat to address all conditions.

### **RECOMMENDATION:**

Approve PLAT23-0033.