



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 19, 2017

SUBJECT: FP 2016-15 Consideration of a request from Britton and Ashley New for a Final Plat of Lots 7 and 8, Block 2, Creekside Estates Addition on 1.00 acres located in the 8700 block of Stewart Drive.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Britton and Ashley New are requesting approval of a Final Plat of Lots 7 and 8, Block 2, Creekside Estates Addition. This 1.00-acre two-lot subdivision is located on the south side of Stewart Drive east of Simmons Road. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The owner proposes to create two lots for the construction of single-family houses on the property. Each lot is over 100 feet wide and 200 feet deep. The lot sizes are 20,173 square feet and 21,394 square feet. The minimum lot size required by the R-1 Single Family zoning district is 13,000 square feet. The preliminary plat for this property is a related item on the January 19, 2017, agenda.

The surrounding properties are developed with single-family residences, with a mix of large estate lots and traditional single-family lots.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as "Low Density Residential." This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

THOROUGHFARE PLAN: The development has frontage on Stewart Drive, which is classified as an R2U Residential roadway. An R2U roadway is a two-lane undivided local street with an ultimate right-of-way width of 50 feet. The plat includes a right-of-way dedication of approximately 10 feet (2,000 square feet) for Stewart Drive.

CURRENT ZONING: R-1 Single-Family Residential. The preliminary plat is consistent with the R-1 zoning standards.



SURROUNDING ZONING | LAND USE:

North: R-2 Single Family Residential | Low Density Residential
East: R-2 Single-Family Residential | Low Density Residential
South: R-2 Single-Family Residential | Low Density Residential
West: R-1 Single-Family Residential | Low Density Residential

PLAT STATUS: The property is currently unplatted. The preliminary plat for this property is a related item on the January 19, 2017, agenda.

RECOMMENDATION:

Approve FP 2016-15.