



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 16, 2017

SUBJECT: RP 2017-03 Consideration of a request from Arcadia Land Partners 16 Ltd. for a Replat of Home Town NRH West, Phase 3, Block D, Lot 5R on 0.118 acres located at 6221 Sherbert Drive.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Arcadia Land Partners 16 Ltd. is requesting approval of a replat of Lot 5R, Block D, Home Town NRH West Phase 3. The purpose of this replat is to change the 10-foot side building line on Morning Cloak Road to a 5-foot side building line. The plat is complete and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The property is located on the east side of Morning Cloak Road between Bridge Street and Caladium Drive. The property fronts on an open space lot and is addressed on Sherbert Drive. The proposed replat would change the 10-foot side building line on Morning Cloak Road to a 5-foot side building line. The building line change would accommodate anticipated construction of a house on the lot and provide a buildable area equivalent to other lots on the block. The lot adjacent to the south has a 5-foot side building line along Morning Cloak Road as well. The Town Center Zoning District also permits a 5-foot building line in this area.

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat will require a public hearing when the plat is considered by the City Council. Since the property is zoned for single-family residential uses, the public hearing will include notification of all property owners within 200 feet of the lot boundary that are within Home Town NRH West Phase 3.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Town Center.” This designation relates to the Town Center zoning district, which establishes development standards to promote a sustainable, high quality, mixed-use development. Each subzone provides a gradient of development and use intensity. The components of each subzone – buildings, streets, and public spaces – are scaled to create and sustain an integrated living environment.



CURRENT ZONING: The property is currently zoned TC Town Center.

SURROUNDING ZONING | LAND USE:

North: TC Town Center | Town Center
West: TC Town Center | Town Center
South: TC Town Center | Town Center
East: TC Town Center | Town Center

PLAT STATUS: The property is currently platted as Lot 5, Block D, Home Town NRH West Phase 3.

CITY COUNCIL: The City Council will consider this request at the March 6, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2017-03.