



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 18, 2017

SUBJECT: RP 2017-05 Consideration of a request from Spry Surveyors for a Replat of Lots 3R and 4R, Dawn-King Addition on 1.028 acres located at 6905 and 6909 Crane Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Grant Lochridge, Spry Surveyors is requesting a zoning change from AG Agricultural to R-1 Single Family Residential on 1.028 acres located at 6905 and 6909 Crane Road.

GENERAL DESCRIPTION:

The original plat for Dawn-King Addition was recorded in 1957. The plat created six residential lots, including Lots 3 and 4. The proposed replat would revise the common lot line between the two lots by moving the lot line 15 feet to the north.

The property is proposed to be rezoned from AG Agricultural to R-1 Single-Family Residential. If the zoning change were approved, the lots would satisfy the R-1 district standards. The table below summarizes the lot standards.

R-1 STANDARD	LOT 3R	LOT 4R
Lot size: 13,000 SF	25,294 sf	18,827 sf
Lot width: 85 feet	114 ft	85 ft
Lot depth: 120 feet	223 ft	225 ft
Front building line: 25 feet	25 ft	25 ft

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 the Dawn-King Addition.

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.



CURRENT ZONING: The property is currently zoned AG Agricultural.

PROPOSED ZONING: A proposed zoning application to R-1 Single Family Residential is a related item on the May 18, 2017, agenda. The R-1 district is intended to provide areas for very low-density development of single-family detached dwelling units that are constructed at an approximate density of 2.9 units per acre.

Since the property was originally platted prior to 1998, the R-1 district provides for a minimum dwelling unit size of 2,000 square feet on the vacant lot. In addition, a front-entry garage facing Crane Road would be permitted.

SURROUNDING ZONING | LAND USE:

North: AG Agricultural | Low Density Residential

West: AG Agricultural and R-1 Single Family Residential | Low Density Residential

South: AG Agricultural | Low Density Residential

East: R-1 Single Family Residential and R-2 Single Family Residential | Low Density Residential

PLAT STATUS: The property is currently platted as Lots 3 and 4, Dawn-King Addition.

CITY COUNCIL: The City Council will consider this request at the June 12, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2017-05.