

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 11, 2017

SUBJECT: RP 2017-10 Public hearing and consideration of a request from Spry Surveyors for a replat of Lots 7R1, 7R2, and 8R, Block 8, Smithfield Acres Addition, on 1.059 acres located at 7900-7904 Turner Drive.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of JLP REI, LLC, Spry Surveyors is requesting approval of a replat of Lots 7R1, 7R2, and 8R, Block 8, Smithfield Acres Addition. This 1.059-acre subdivision includes three residential lots located at the southeast corner of Smithfield Road and Turner Drive. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The original plat of this property was approved in January 2015, which created two residential lots. The proposed replat would subdivide the property into three lots for the construction of new single-family residences. The property is zoned R-2 Single Family Residential, and both lots satisfy the R-2 district standards. The table below summarizes the lot standards.

R-2 STANDARD	LOT 7R1	LOT 7R2	LOT 8R
Lot size: 9,000 SF	17,515 sf	14,185 sf	14,112 sf
Lot width: 72.5 feet / 80 feet corner	95 ft	81 ft	81 ft
Lot depth: 110 feet	181 ft	178 ft	172 ft
Front building line: 20 feet	20 ft	20 ft	20 ft

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat requires 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 included notification of all property owners within 200 feet of the lot boundary that are within the Smithfield Acres subdivision.

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 Smithfield Road and Turner Drive. Smithfield Road is classified as a C4U Major Collector, which is a four-lane undivided street with an ultimate right-of-way of 68 feet. Turner Drive is classified as an R2U Residential roadway, which is a two-lane undivided local street with an ultimate right-of-way width of 50 feet. Right-of-way dedication is not required for this plat as sufficient right-of-way exists for both streets at this location.

CURRENT ZONING: The property is currently zoned R-2 Single Family Residential. The R-2 district is intended to provide areas for low-density development of single-family detached dwelling units that are constructed at an approximate density of 4.0 units per acre.

SURROUNDING ZONING | LAND USE:

North: R-3 Single Family Residential | Low Density Residential
West: R-2 Single Family Residential | Low Density Residential
South: R-3 Single Family Residential | Low Density Residential
East: R-3 Single Family Residential | Low Density Residential

PLAT STATUS: The property is currently platted as Smithfield Acres Addition, 2nd Section, Block 8, Lots 7 and 8.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the November 16, 2017, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve RP 2017-10.