

CITY COUNCIL MEMORANDUM

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

SUBJECT: RP 2017-12 Public hearing and consideration of a request from Sempco Surveying for a replat of Lots 36R1 and 36R2, Block 1, Fox Hollow Addition, on 0.252 acres located at 6349 Mark Court.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of DFWOF Homes LLC, Sempco Surveying is requesting approval of a replat of Lots 36R1 and 36R2, Block 1, Fox Hollow Addition. This 10,978-square foot property includes two duplex residential lots located on the west side of Mark Court near the intersection of April Lane. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The original plat for the property was approved in December 1984 and created a single duplex residential lot. The lot is currently developed with a duplex. The proposed replat would divide the property into two lots for the purpose of selling each half of the duplex as a separate unit. The property is zoned R-4-D Duplex. The table below summarizes the lot standards.

R-4-D STANDARD	LOT 36R1	LOT 36R2
Lot size: 3,500 SF	6,592 sf	4,386 sf
Lot width: 35 feet	36.5 ft	36 ft
Lot depth: 100 feet	126 ft	98 ft
Front building line: 20 feet	variable	20 ft

The proposed building line on Lot 36R1 is proposed to be a variable setback, which is intended to address how the lot width is measured. Generally, the width of a lot with a curved front, such as a cul de sac lot, is measured as the chord length along the front building line. Due to the location of the existing duplex structure and the shape of the overall lot, the property cannot reasonably be divided in such a way that Lot 36R1 would measure 35 feet at the front building line. The owner proposes to increase the depth and angle of the front building line in order to provide a measured lot width of 36.5 feet. The existing structure would still be located behind the proposed building line. An exhibit showing the location of the structure and the new building line is below.

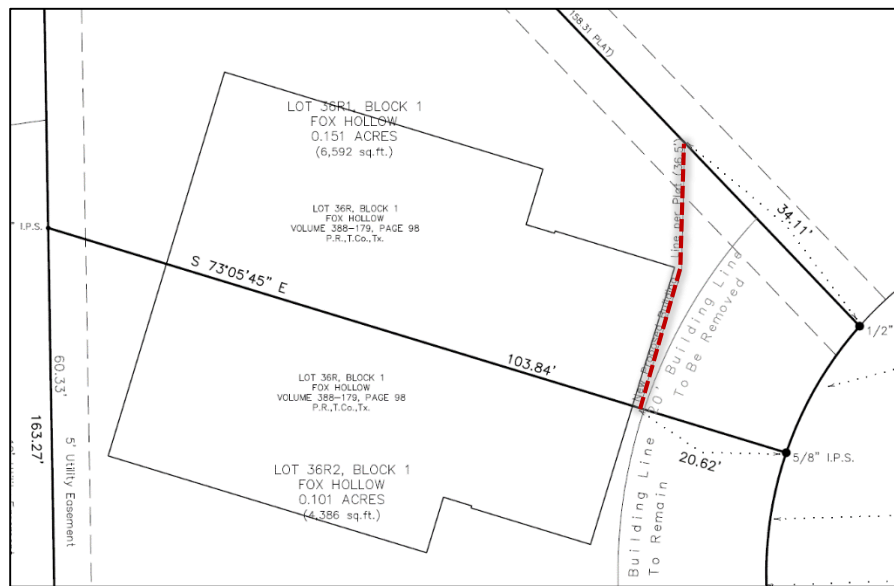


Figure 1: Proposed variable building line for Lot 36R1

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 two-family residential uses, the public hearing included notification of all property owners within 200 feet of the lot boundary that are within the Fox Hollow subdivision.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Medium Density Residential.” This designation provides areas for the development of medium density attached dwelling units such as duplexes and townhouses.

THOROUGHFARE PLAN: The development has frontage on Mark Court, 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. Right-of-way dedication is not required for this plat as sufficient right-of-way exists at this location.

CURRENT ZONING: The property is currently zoned R-4-D Duplex. The R-4-D district is intended to provide areas for moderately high density development of duplex dwellings that are constructed at an approximate density of 9.9 dwelling units per acre.

SURROUNDING ZONING | LAND USE:

North: R-3 Single Family Residential | Low Density Residential
West: R-3 Single Family Residential | Low Density Residential
South: R-4-D Duplex | Medium Density Residential
East: R-4-D Duplex | Medium Density Residential

PLAT STATUS: The property is currently platted as Fox Hollow Addition, Block 1, Lot 36R.



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 2017-12.