



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 17, 2018

SUBJECT: RP 2018-02 Consideration of a request from Hamilton Duffy, PC, for a replat of Lots 1A1-1A8, Block 3, Woodbert Addition, being 3.643 acres located at the southwest corner of Davis Boulevard and Sayers Lane.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of HW Ventures, LLC, and Howe/Wood & Company Profit Sharing Plan, Hamilton Duffy, PC, is requesting approval of a replat of Lots 1A1-1A8, Block 3, Woodbert Addition. This 3.643-acre subdivision includes six residential lots and two commercial lots. The property is located on the south side of Sayers Lane at the corner of Davis Boulevard. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

This property was originally platted in 1946 as Lot 1, Block 3, Woodbert Addition. A replat in 1985 created four residential lots on Sayers Lane at the northwest portion of the lot. The entire property is currently vacant. The proposed replat would create six single-family residential lots and two commercial lots for office development.

Residential

The replat includes six single-family residential lots. The typical lot is 80 wide and 267 feet deep, and the lots range in area from 21,426 to 21,439 square feet. The plat establishes a voluntary front building line of 35 feet. All the residential lots are zoned R-2 Single-Family Residential.

Commercial

The replat includes two commercial lots that front on Davis Boulevard. The lots are intended for office development. The lots are 13,651 square feet and 16,408 square feet in area. Driveway access to the lots is from Sayers Lane. The plat includes a 24-foot wide mutual access easement to provide cross access for vehicles between the two lots. While the lots front on Davis Boulevard, driveway access would not be permitted. Both the commercial lots are zoned NR-PD Nonresidential Planned Development.



Utility easements

The existing utility easements on the property would be abandoned with the replat. New utility easements would be dedicated in appropriate locations on each lot. The plat includes a 25-foot slope easement adjacent to the drainage channel on the south end of the property. Fencing is prohibited within the slope easement.

Public hearing

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 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 Woodbert Addition.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

The Strategic Plan Committee reviewed the area around the Sayers Lane and Davis Boulevard intersection during its discussions on the future land use plan. While the future land use plan recommendations have not yet been ratified by the committee or adopted by City Council, it is anticipated that this area would be recommended for low density residential development. Final recommendations are planned for presentation and adoption by October 2018.

CURRENT ZONING: The property is currently zoned R-2 Single-Family Residential and NR-PD Nonresidential Planned Development. The property was previously zoned C-1 Commercial. City Council approved zoning changes on the property on April 23, 2018.

THOROUGHFARE PLAN: The development has frontage on Sayers Lane and Davis Boulevard. Sayers Lane is classified as an R2U Residential roadway, which is a two-lane undivided roadway with an ultimate right-of-way width of 50 feet. Davis Boulevard is classified as a P6D Principal Arterial roadway, which is a six-lane divided roadway with a variable width ultimate right-of-way. Right-of-way dedication is not required for this plat, as sufficient right-of-way exists at this location.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-3 Single-Family Residential C-1 Commercial	Low Density Residential Retail	Single family residences Office (roofing company)
WEST	R-3 Single-Family Residential	Low Density Residential	Single family residences
SOUTH	C-1 Commercial	Retail	Creek channel and church
EAST	C-1 Commercial	Office	Farmers market and auto repair



PLAT STATUS: The property is currently platted as Lots 1, 2-R1, 2-R2, 2A-R1, and 2A-R2, Block 3, Woodbert Addition.

RECOMMENDATION:

Approve RP 2018-02.