

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 25, 2018

SUBJECT: RP 2018-03 Public hearing and consideration of a request from Dean Surveyors for a replat of Lot 5D, Block 3, J.L. Autrey Addition, being 0.1033 acres located at 4024 Rita Beth Street.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Jose Villalobos, Dean Surveyors is requesting approval of a replat of Lot 5D, Block 3, J.L. Autrey Addition. This 0.1033-acre property is located at 4024 Rita Beth Street, south of Glenview Drive. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The J.L. Autrey Addition was originally platted in 1951. At that time, Block 3 was platted as a single lot at the southeast corner of Rita Beth Street and Glenview Drive (then named Pipeline Road). Around that time, Block 3 was subdivided further by deed into several parcels and houses constructed on the land. The lot under consideration is at the south end of the block and represents the remaining south 50 feet of the original block. The property is currently vacant, and the owner proposes to construct a new single-family residence on the property.

The property is zoned R-3 Single-Family Residential. The R-3 district provides for a minimum dwelling unit size of 1,600 square feet on the vacant lot. In addition, a front-entry garage facing Rita Beth Street would be permitted. The table below summarizes the lot standards for the R-3 zoning district and the proposed lot.

R-3 STANDARD	LOT 5D
Lot size: 7,500 SF	4,500 sf
Lot width: 65 feet	50 ft
Lot depth: 100 feet	90 ft
Front building line: 20 feet	20 ft

The proposed lot is considered a legal nonconforming lot. The lot may be used for a valid use, building, or structure permitted in the R-3 zoning district provided the requirements for building setbacks, side and rear yards, height, parking, landscaping, and other applicable standards of the district are satisfied.



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 J.L. Autrey Addition.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Low Density Residential." This designation is intended to provide for traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned R-3 Single-Family Residential. This district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas. It also provides areas for moderate density development of single-family detached dwelling units that are constructed at an approximate density of 4.8 units per acre.

THOROUGHFARE PLAN: The development has frontage on Rita Beth Street, which is classified as an R2U Residential roadway. An R2U is a two-lane undivided roadway 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.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-3 Single-Family Residential	Low Density Residential	Single family residence
WEST	R-3 Single-Family Residential	Low Density Residential	Single family residence
SOUTH	R-3 Single-Family Residential	Low Density Residential	Single family residence
EAST	C-2 Commercial	Neighborhood Service	Office

PLAT STATUS: A portion of the property is currently platted as a portion of Block 3, J.L. Autrey Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the June 7, 2018, meeting and voted 5-0 to recommend approval.

RECOMMENDATION:

Approve RP 2018-03.