



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** July 19, 2018

**SUBJECT:** PP 2018-02 Consideration of a request from JR Rose Architecture for a preliminary plat of Kirk Addition, being 5.944 acres located in the 9000 block of Rumfield Road.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

On behalf of James and Linda Pierson, JR Rose Architecture is requesting approval of a preliminary plat of Kirk Addition. This 5.944-acre development is located on the north of Rumfield Road and west of Precinct Line Road, and adjacent to the John Barfield Trail. The proposed preliminary plat meets the requirements of the proposed RI-PD zoning district and the subdivision regulations.

### **GENERAL DESCRIPTION:**

The property under consideration is a 5.944-acre tract located between Kirk Lane and Rumfield Road. A single-family residence is located on the northern portion of the property, and the southern portion of the site is proposed for a single-family detached subdivision. The site is bounded on the east by the John Barfield Trail and Oncor electric power line easement. Most of the area consists of residential estate type lots on Rumfield Road and Kirk Lane. The development south of Rumfield Road consists of standard residential lots in the Flamingo Estates and Royal Oaks subdivisions.

The proposed development includes 16 single-family lots with an approximate density of 4.8 dwelling units per acre. The typical lot size is 50 feet wide and 115 feet deep, with an average lot size of 5,850 square feet. The lot sizes are based on the RI-PD standards proposed as part of the zoning change application for the property, which is a related item on the July 19, 2018, agenda (see ZC 2017-08).

The subdivision would be accessed from a single cul de sac entrance on Rumfield Road. Fifteen lots would front on the cul de sac, with half of those lots backing up to the open space and power line easement. One lot on the western edge of the subdivision would front Rumfield Road. The remaining lot with the existing house would front Kirk Lane.

The development incorporates approximately 25,690 square feet of open space, which makes up 13.9% of the site. Most of the open space is a lot that would cover the power



line easement area on the east side of the development. A sidewalk would be constructed from the north end of the cul de sac and connect to the John Barfield Trail.

**DEVELOPMENT REVIEW COMMITTEE:** The Development Review Committee's recommendation for denial is based on its recommendation of denial for the supporting zoning change request (ZC 2017-08) on the same agenda. If the zoning change is recommended for approval by the Commission, the plat should be approved subject to Council's approval of the zoning change.

**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.

**THOROUGHFARE PLAN:** The development has frontage on Rumfield Road and Kirk Lane. Rumfield Road is classified as a C2U Minor Collector roadway, which is a two-lane undivided street with an ultimate right-of-way width of 60 feet. Kirk Lane is classified as an R2U Residential roadway, which is a two-lane undivided street with an ultimate right-of-way of 50 feet. Right-of-way dedication is not required for this property as sufficient right-of-way is currently in place.

**CURRENT ZONING:** The property is currently zoned AG Agricultural. A request to change the zoning to the RI-PD Residential Infill Planned Development district is a related item on the July 19, 2018, agenda. The lots meet the standards of the proposed RI-PD district.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG Agricultural	Low Density Residential	Single family residence
WEST	AG Agricultural PD Planned Development	Low Density Residential	Single family residences
SOUTH	R-2Single-Family Residential	Low Density Residential	Single family residences
EAST	AG Agricultural R-1-S Special Single Family	Low Density Residential Office	Single family residences John Barfield trail

**PLAT STATUS:** The property is currently unplatted.

**RECOMMENDATION:**

Deny PP 2017-05.