



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 20, 2018

SUBJECT: RP 2018-06 Consideration of a request from Alpha Land Surveying, Inc., for a replat of Lots 4R1 and 4R2, Block 4, Morgan Meadows Addition, being 1.67 acres located at 6779 Brittany Park Court.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Ralph Swearingin, Jr., Alpha Land Surveying is requesting approval of a replat of Lots 4R1 and 4R2, Block 4, Morgan Meadows Addition. This 1.67-acre property is addressed at 6779 Brittany Park Court, but the property also has frontage on Meadow Road. The proposed replat meets the requirements of the subdivision regulations and the proposed zoning district standards.

GENERAL DESCRIPTION:

This property was originally platted in 2005 as Lot 4, Block 4, Morgan Meadows Addition. The property is currently vacant. The proposed replat would create two lots for the construction of new single-family residences on the property.

The property is zoned R-1-S Special Single-Family, but the applicant has requested a zoning change to R-1 Single-Family Residential on the front portion of the lot (see ZC 2018-03). Each lot would have a separate zoning designation. A description of each lot is below.

- Lot 4R1. This lot is zoned R-1-S and is 49,642 square feet (1.14 acres) in size. The lot has 50 feet of frontage on Brittany Park Court, and driveway access is available from this street. The lot is generally 392 feet wide and 126 feet deep. The plat establishes a 25-foot front building line.
- Lot 4R2. This lot is proposed for rezoning to R-1 and is 22,913 square feet (0.526 acres) in size. The lot has frontage and access on Meadow Road. The lot is generally 122 feet wide and 186 feet deep. The plat establishes a 25-foot front building line.

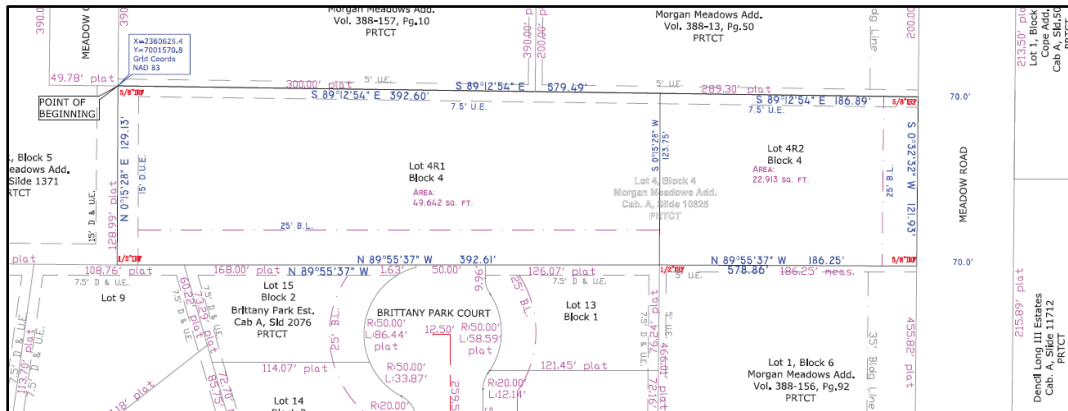


Figure 1. Excerpt from replat drawing

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 original plat boundary.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Low Density Residential.” This designation provides areas for traditional low-density single-family detached dwelling units.

The Strategic Plan Committee reviewed the residential estate lot areas during its discussions on the future land use plan. The Committee is expected to formulate its recommendations on this topic in September for consideration by Planning and Zoning Commission and City Council later this year.

CURRENT ZONING: The property is currently zoned R-1-S Special Single-Family. The R-1-S zoning district is intended to provide areas for very low-density development of single-family detached dwelling units that are constructed at an approximate density of one unit per acre in a quasi-rural setting. The R-1-S district is specifically planned to allow for the keeping of livestock in a residential setting.

A request for a zoning change to R-1 Single-Family Residential on a 0.526-acre portion of the property is an associated item on the September 20, 2018, agenda (ZC 2018-11).

THOROUGHFARE PLAN: The development has frontage on Brittany Park Court and Meadow Road. Brittany Park Court is classified as an R2U Residential roadway, which is a two-lane undivided roadway with an ultimate right-of-way width of 50 feet. Meadow Road is classified as a C4U Major Collector roadway, which is a four-lane undivided roadway with an ultimate right-of-way of 68 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-1-S Special Single Family	Low Density Residential	Single family residence
WEST	R-1-S Special Single Family	Low Density Residential	Vacant
SOUTH	R-1-S Special Single Family	Low Density Residential	Single family residence
EAST	R-1-S Special Single Family	Low Density Residential	Single family residences

PLAT STATUS: The property is platted as Lot 4, Block 4, Morgan Meadows Addition.

CITY COUNCIL: The City Council will consider this request at the October 8, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approval of RP 2018-11 is subject to approval of the zoning change request (ZC 2018-11). If the zoning change request is denied, denial of the plat is recommended. If the zoning change is approved, approval of the plat is recommended.