



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 17, 2019

SUBJECT: RP 2018-07 Consideration of a request from Teague Nall and Perkins, Inc. for a replat of Lots 8R1-8R7, Block 3, Woodbert Addition, being 2.143 acres located at 8120 Sayers Lane (CONTINUED FROM THE DECEMBER 20, 2018, PLANNING AND ZONING COMMISSION MEETING).

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Oakmark Custom Homes, Teague, Nall, and Perkins, Inc. is requesting approval of a replat of Lots 8R1-8R7, Block 3, Woodbert Addition. This 2.143-acre subdivision includes six residential lots and one open space lot. The property is located west of Davis Boulevard on the south side of Sayers Lane. The proposed replat meets the requirements of the zoning ordinance, however it does not meet the requirements of the subdivision regulations.

GENERAL DESCRIPTION:

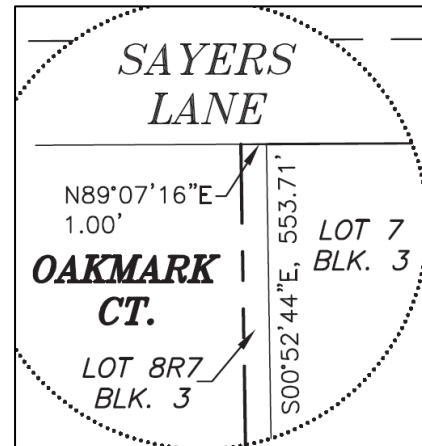
The property under consideration is a 2.143-acre lot located at the west end of Sayers Lane, which is a dead end street that intersects Davis Boulevard. The site is bounded by existing single-family residential development, including Bridlewood Estates on the west and Crestwood Addition on the south.

The property is currently platted as Lot 8, Block 3, Woodbert Addition, a single-lot plat approved in 2007. In May 2018, the property was rezoned from R-1-S Special Single-Family to R-2 Single-Family Residential to accommodate the proposed subdivision.

The proposed development includes six single-family lots with an approximate density of 2.8 dwelling units per acre. The typical lot size is 78 feet wide and 122 feet deep, with an average lot size of 11,460 square feet. The subdivision is a cul-de-sac design and is accessed from a single street entrance that intersects Sayers Lane.

The development includes one open space lot located on the east side of the cul-de-sac. This lot is one-foot wide and 316 square feet in area. The Development Review Committee recommends that this lot be removed from the plat and the right-of-way for the cul-de-sac be realigned to the eastern property line. This recommendation is based on the following:

1. Section 110-368 of the subdivision regulations requires that street rights-of-way be configured to allow future street access to adjacent properties. This one-foot strip of property would deny the property owner to the east access to the new public street and utilities.
2. The proposed open space lot does not meet the minimum lot area or lot width standards of the R-2 zoning district, and does not provide adequate space for landscaping, active or passive recreational activities, or other improvements.
3. This proposed lot results in a fragmentary or piecemeal approach to developing the remaining properties in the city. This is a concern raised in the past by the Planning and Zoning Commission and City Council.



The applicant is requesting that the open space lot be approved as part of the plat, and has indicated their intent to construct an ornamental metal fence on the lot.

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.

SAYERS LANE ABANDONMENT: The proposed Lot 8R1 incorporates a 50-foot strip of land currently dedicated as public right-of-way for Sayers Lane. Since the development of Lots 25 & 26, Block 1, Bridlewood Estates does not permit the extension of Sayers Lane, abandonment of that right-of-way for development is possible. The applicant will be working through a separate agreement to acquire the 50-foot wide strip and approval of this plat should be subject to such an agreement being approved by City Council.

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

CURRENT ZONING: The property is currently zoned R-2 Single-Family Residential. The R-2 zoning district is intended to provide areas for low density development of single-family detached dwelling units that are constructed at an approximate density of 4.0 units per acre.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG Agricultural	Low Density Residential	Vacant
WEST	R-2 Single-Family Residential	Low Density Residential	Single family residences
SOUTH	R-2 Single-Family Residential	Low Density Residential	Single family residences
EAST	R-3 Single-Family Residential AG Agricultural	Low Density Residential	Single family residence

PLAT STATUS: The property is currently platted as Lot 8, Block 3, Woodbert Addition.

ROUGH PROPORTIONALITY DETERMINATION: The public improvements indicated on the public infrastructure plans for Woodbert Addition Lots 8R1 – 8R7, Block 3 include water, sanitary sewer, paving, and drainage facilities that are needed to support the development of the Subdivision. Included in the plans are offsite drainage facilities which are required for this development. All such onsite and offsite improvements are required and therefore the Developer is 100% responsible for the improvements included in the plans. This development is bordered by Sayers Lane to its north and currently the Right Of Way (ROW) for Sayers Lane runs through a portion of this property. City staff has agreed to process an abandonment of a portion of the Sayers Lane ROW conditional upon the developer dedicating ROW by plat for the construction of the above mentioned improvements (water, sewer, paving and drainage), and constructing said improvements. The abandonment will take place via separate ordinance.

CITY COUNCIL: The City Council will consider this request at the January 14, 2019, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Deny RP 2018-07, or approve RP 2018-07 subject to removal of open space lot 8R7 and subject to approval of the abandonment of Sayers Lane right-of-way affecting this property.