



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 17, 2019
SUBJECT: AP 2018-08 Consideration of a request from Spry Surveyors for an amended plat of Lots 1R1 and 2R3, Block 1, Double K Ranch Addition, being 4.750 acres located at 7300 Bursey Road and 7229 Londonderry Drive.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Bob Griggs and Marc Trevino, Spry Surveyors is requesting approval of an amended plat of Lots 1R1 and 2R3, Block 1, Double K Ranch Addition. This 4.750-acre property includes two lots located at 7300 Bursey Road and 7229 Londonderry Drive.

GENERAL DESCRIPTION:

The amended plat would make the following amendments to the previous plat.

1. The boundary line between the two lots is adjusted. The change adds 29,475 square feet to Lot 1R1.
2. A 7.5-foot wide utility easement is added to Lot 1R1 adjacent to the south and west property lines.

The purpose of this plat is to accommodate a land swap between the two property owners. Lot 1R1 is 56,126 square feet (1.2885 acres) in size, and Lot 2R3 is 150,786 square feet (3.4616 acres). The plat does not increase the number of lots or alter or remove any recorded covenants or restrictions, if any, on the property.

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

CURRENT ZONING: Both properties are currently zoned R-1-S Special Single Family.

THOROUGHFARE PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	ROADWAY TYPE	RIGHT-OF-WAY	LANES
Bursey Road	C4U Major Collector	68 feet	4 lanes, undivided
Londonderry Drive	R2U Residential	50 feet	2 lanes, undivided



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	City of Keller	Low Density Residential	Single family residences
WEST	R-1 Single-Family Residential R-1-S Special Single Family AG Agricultural	Low Density Residential	Single family residences
SOUTH	R-3 Single-Family Residential	Parks – Open Space	Cross Timbers Park
EAST	R-1 Single-Family Residential	High Density – Single Family <i>(per Keller future land use map)</i>	Parking lot for former Bursey Road Senior Adult Center

PLAT STATUS: The property is currently platted as Lots 1R and 2R1, Block 1, Double K Ranch Addition.

CITY COUNCIL: The City Council will consider this request at the January 28, 2019, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve AP 2018-08.