



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department      **DATE:** April 18, 2019  
**SUBJECT:** FP 2019-03 Consideration of a request from Frank Garcia for a final plat of Lot 4, Block 4, Diamond Glen Addition, being 0.248 acres located at 3917 Honey Lane.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Frank Garcia is requesting approval of a final plat of Lot 4, Block 4, Diamond Glen Addition. This 0.248-acre property is located at 3917 Honey Lane. The proposed plat meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The property is located on the west side of Honey Lane between Glenview Drive and Harmonson Road and backs up to Linda Spurlock Park. The site is currently unplatted and developed with a 1,000 square foot one story single-family residence built in 1950.

The owner applied for building permits to renovate and add on to the existing structure. Since the property is unplatted, the scope of the proposed construction requires that the property be platted prior to the building permit being issued. The owner has submitted a final plat for consideration, which would create a single residential lot.

The property is zoned R-3 Single-Family Residential. The table below summarizes the lot standards for the R-3 zoning district and the proposed lot.

R-3 STANDARD	LOT 4
Lot size: 7,700 SF	10,803 sf
Lot width: 70 feet	70 ft
Lot depth: 110 feet	154 ft
Front building line: 20 feet	20 ft

**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. The R-3 district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas. The



district 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 Honey Lane, which is classified as an R2U Residential street. 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 residences
WEST	R-3 Single Family Residential	Parks – Open Space	Linda Spurlock Park
SOUTH	R-3 Single Family Residential	Low Density Residential	Single-family residences
EAST	R-3 Single Family Residential	Low Density Residential	Single-family residence

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

**CITY COUNCIL:** The City Council will consider this request at the May 13, 2019, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve FP 2019-03.