

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** October 14, 2019  
**SUBJECT:** FP 2018-07 Consideration of a request from Karen and Frank Trazzera for a final plat of Lots 10-12, Block 6, Woodland Oaks Addition, being 1.89 acres located at 6713 Brazos Bend Drive.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

Karen and Frank Trazzera are requesting approval of a final plat of Lots 10-12, Block 6, Woodland Oaks Addition. This 1.89-acre property is located at 6713 Brazos Bend Drive.

### **GENERAL DESCRIPTION:**

The property is located at the south end of Brazos Bend Drive, which is east of Crane Road and south of Amundson Drive. The Woodland Oaks subdivision borders the property on the north and east sides.

The property is currently zoned AG Agricultural, but the applicant has requested a zoning change to R-2 Single-Family Residential (see ZC 2018-18). The table below summarizes the lot standards for the proposed R-2 zoning district and the proposed lots.

R-2 STANDARD	LOT 10	LOT 11	LOT 12
Lot size: 9,000 SF	20,374 SF	42,146 SF	19,510 SF
Lot width: 72.5 ft	146 ft	164 ft	114 ft
Lot depth: 110 ft	199 ft	185 ft	201 ft
Front building line: 20 ft	40 ft	20 ft	40 ft

The proposed development includes three single-family lots with an approximate density of 1.5 dwelling units per acre. While each lot has frontage on Brazos Bend Drive, the three lots would share a common driveway access on the street. The lots are arranged with the largest lot (Lot 11) situated to the rear of the other two lots.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes.

**CURRENT ZONING:** The property is currently zoned AG Agricultural. The applicant has requested a zoning change to R-2 Single-Family Residential (see ZC 2018-18), which is an associated item on the September 19, 2019, agenda.



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

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Brazos Bend Drive	R2U Local Road	Local Road	2-lane divided roadway 50-foot right-of-way width

#### **SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 Single-Family Residential	Low Density Residential	Single-family residences (Woodland Oaks Addition)
WEST	R-1 Single-Family Residential AG Agricultural	Low Density Residential	Single-family residences
SOUTH	AG Agricultural	Low Density Residential	Single-family residence
EAST	R-2 Single-Family Residential	Low Density Residential	Single-family residences (Woodland Oaks Addition)

**ROUGH PROPORTIONALITY DETERMINATION:** The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the city's design criteria.

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

**PLANNING & ZONING COMMISSION:** The Planning & Zoning Commission considered this item at its September 19, 2019 meeting and voted 6-0 to disapprove the plat for reasons outlined in the Development Review Committee comments below and attached.

**DRC REVIEW COMMENTS & RECOMMENDATION:** The Development Review Committee recommends disapproval of plat due to noncompliance with Section 110-177 (Engineering construction plans), Section 110-90 (Frontage on improved roads required), and Section 110-368 (Street right-of-way dedication) of the Subdivision Regulations.

- a. [Section 110-177 \(Engineering/construction drawings\)](#) The applicant must submit and receive approval of construction plans for all public improvements, including drainage, utilities. An engineered drainage plan and utility plan must be submitted, reviewed and approved prior to plat approval. Civil plans were submitted on September 30, 2019 and are currently under review by the engineering department to ensure the downstream system and street ROW have the necessary capacity to handle post development conditions. There are corresponding easements missing from the plat that need to be shown once the civil utilities and drainage infrastructure have been finalized.

- 1) Show all existing drainage features such as flumes and inlets on the drainage plan.



- b. [Section 110-90 \(Frontage on improved roads required\)](#) and [Section 110-368 \(Street right-of-way dedication\)](#) Show the driveway locations for the lots. Lot 3 driveway location will need to account for the inlet on Brazos Bend Drive. If driveways are to be shared, provide a common access easement to provide general access to each lot via a shared driveway.

**RECOMMENDATION:**

Disapprove FP 2018-07 due to noncompliance with Section 110-177, Section 110-90, and Section 110-368 of the Subdivision Regulations.