



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** January 16, 2020  
**SUBJECT:** FP 2019-15 Consideration of a request from Linda Burket for a final plat of Lots 3-5, Block 1, Coulson Addition, being 1.29 acres located at 6809 Crane Road.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Linda Burket is requesting approval of a final plat of Lots 3-5, Block 1, Coulson Addition. This 1.29-acre property is located at 6809 Crane Road.

### **GENERAL DESCRIPTION:**

The property is located on the west side of Crane Road north of Myranda Court. The property is currently developed with a single-family residence. The proposed final plat is intended to create three residential lots. Water and sanitary sewer service is available to the property.

The property is currently zoned R-1 Single-Family Residential. This district requires a minimum lot size of 13,000 square feet, and the proposed lots range in size from 17,436 square feet to 20,809 square feet. The lots comply with the standards of the R-1 zoning district.

**LAND USE PLAN:** This area is designated on the Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories. Although most Low Density Residential neighborhoods are characterized by driveways accessing the street, some more pedestrian-oriented and/or narrower-lot neighborhoods may have driveways accessed from alleys.

**CURRENT ZONING:** The property is currently zoned R-1 Single-Family Residential. This district is intended to provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of 2.9 units per acre. The R-1 zoning was approved by Ordinance 3596 on August 26, 2019.

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

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Crane Road	C2U Minor Collector	Suburban Neighborhood	2-lane undivided roadway 60-foot right-of-way width

## SURROUNDING ZONING | LAND USE:

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

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

**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 City design criteria.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing.

**CITY COUNCIL:** The City Council will consider this request at the February 10, 2020, meeting following action by the Planning and Zoning Commission.

## **RECOMMENDATION:**

Approve FP 2019-15 with the conditions outlined in the Development Review Committee comments.