P&Z MEETING DATE:    July 3, 2019
DATE:                June 21, 2019
TO:                  Planning & Zoning Commission
FROM:                Molly J. Coryell, Planner
SUBJECT:             Hold A Public Hearing To Consider And Take Final Action On A Replat Of The
                     Country Place Section 2 Lot 21R Block 2, For An Approximately 0.25 Acre Tract
                     Located At 2701 North Surrey Drive Combining Two Lots Into One. Case No. PL
                     RP 2019-61 The Country Place Section 2 Revised. Case Coordinator: Molly J.
                     Coryell.

BACKGROUND:

This is a replat for a lot located at 2701 North Surrey Drive, combining an unplatted property and
an existing single-family lot into one lot of record.

FINANCIAL IMPLICATIONS:

There are no financial implications on current or future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL with stipulations.

ATTACHMENTS:

Result Sheet
Technical Comments
Location and Zoning Map
Applicant’s Exhibit
RESULT SHEET

Date: 07/03/19
Case No./Name: PL RP 2019-61 The Country Place Revised

A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends APPROVAL.

B. P&Z ACTION from P&Z meeting: 07/03/19
Result: /Vote:
REPLAT

Case Coordinator: Molly J. Coryell

GENERAL PROJECT INFORMATION

SITE ZONING: (SF-10/18) Single-Family Detached Residential District

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<th>SURROUNDING ZONING</th>
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<td>Country Place Elementary School</td>
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REQUEST: Approval of a replat to combine a portion of unplatted property into an existing single-family detached lot

PROPOSED USE: Single-family detached

ACRES/LOTS: 0.25 acres/1 lot

LOCATION: 2701 North Surrey Drive

HISTORY: The property was originally platted in 1970.

COMPREHENSIVE PLAN: Single-Family Residential Detached

TRANSPORTATION PLAN: North Surrey Drive is a residential street.

OWNER: Allie & Jacob Robert

REPRESENTED BY: Bryan Connally
STAFF ANALYSIS

REQUEST

The applicant is requesting to combine a portion of unplatted property into an existing single-family detached lot.

PLAT ELEMENTS

Easements:

A 5-foot street easement is being established by this plat in lieu of right-of-way (R.O.W.) dedication for Stonecreek Drive within an existing 10-foot Drainage Utility Easement. The street easement proposed aligns and matches with the same street easement width dedicated for the Country Place Elementary School plat, in 2010, to the west of the subject property. The street easement will account for any amount of missing Stonecreek R.O.W. as measured from the centerline for the purpose of maintaining the existing ROW.

ZONING ORDINANCE

The property is zoned (SF-10/18) Single-Family Detached Residential District and meets all requirements of the base zoning district. The applicant’s request to combine the two lots does not affect its zoning conformance.

SUBDIVISION ORDINANCE

Article VII Replat, Section B of the Comprehensive Subdivision Ordinance sets forth certain technical content requirements for a replat. The general elements shown (north arrow, graphic and written scale, location map, legend, date of preparation and legibility) meet these requirements.

CONCLUSION

Staff believes the replat is in conformance with the Comprehensive Subdivision and Zoning Ordinances.
SITE LOCATION AND ZONING MAP