



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 16, 2023
SUBJECT: PLAT23-0054 Consideration of a request from Barton Surveying and Laser Scanning LLC for a final plat of Lot 5, Block 1, Hewitt Heights, being 0.50 acres located at 7609 Buck Street.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Peter and Tammy Wilson, Barton Surveying and Laser Scanning LLC is requesting approval of a final plat of Lot 5, Block 1, Hewitt Heights. This 0.50-acre property is located at 7609 Buck Street.

GENERAL DESCRIPTION:

The property under consideration is a 21,780-square-foot site located on the north side of Buck Street west of Hewitt Street. The site is vacant.

The proposed final plat is intended to create one single-family residential lot for the purpose of constructing a single-family residence. The property is currently zoned AG Agricultural, but the applicant has requested a zoning change to R-2 (Single-Family Residential). The zoning application is an associated item on the November 16, 2023, agenda (see ZC23-0084).

STANDARD	LOT 5
Lot size: 9,000 SF	21,780 SF
Lot width: 72.5 feet	145 feet
Lot depth: 110 feet	150 feet
Front building line: 20 feet	20 feet

The site has 145 feet of frontage on Buck Street. While only one lot is proposed, the property dimensions could allow the property to be divided into two lots fronting Buck Street. The lots could comply with the area, width, and depth standards of the R-2 (Single-Family Residential) 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.



CURRENT ZONING: The property is currently zoned AG (Agricultural). The AG district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual development into other uses pending proper timing for practical economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

The applicant has requested a zoning change to R-2 (Single-Family Residential), which is an associated item on the November 16, 2023, agenda (see ZC23-0084).

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

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Buck Street	Local Road	Local Road	2-lane undivided 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
WEST	AG (Agricultural)	Low Density Residential	Single-family residences
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is unplatted.

CITY COUNCIL: The City Council will consider this request at the December 11, 2023, meeting following action by the Planning and Zoning Commission.

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 and changing the legal description.

RECOMMENDATION:

Approve PLAT23-0054 with the conditions outlined in the Development Review Committee comments.