



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 4, 2016

SUBJECT: AP 2016-02 Consideration of a request from Spry Surveyors for an Amended Plat of Lot 1R, Block 1, Hewitt Estates on 0.3787 acres located at 7700 Buck Street.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Stephen and Tracy Preskenis, Spry Surveyors is requesting approval of an Amended Plat for Hewitt Estates to incorporate abandoned right-of-way into the existing lot. The property is located on the south side of Buck Street, west of Hewitt Street. The plat is complete and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

Hewitt Estates was originally platted in 1953, which included the dedication of portions of Frankie B Street and Buck Street. In 1967, additional right-of-way was dedicated for Buck Street and Mabell Street; however, Mabell Street was never improved. In 1985, the City abandoned the right-of-way of Mabell Street and reverted the interest in the property to the adjacent owners.

This amended plat would combine the 30-foot wide abandoned right-of-way of Mabell Street and Lot 1, Block 1, Hewitt Estates, into a single lot. The applicant owns both Lot 1 and the abandoned right-of-way. This plat does not increase the number of lots or alter or remove any recorded covenants or restrictions, if any, on the property.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Low Density Residential." This designation provides for traditional, low-density single-family detached dwelling units.

THOROUGHFARE PLAN: The development has frontage on Buck Street, which is classified as an R2U Residential street. An R2U is a two-lane undivided roadway with an ultimate right-of-way of 50 feet. Right-of-way dedication is not required for this plat.



CURRENT ZONING: The property is currently zoned R-2 Single Family Residential. The amended plat is consistent with the R-2 zoning standards.

SURROUNDING ZONING | LAND USE:

North: R-2 Single-Family Residential | Low-Density Residential

West: R-2 Single-Family Residential | Low-Density Residential

South: R-2 Single-Family Residential | Low-Density Residential

East: R-2 Single-Family Residential | Low-Density Residential

PLAT STATUS: The property is currently platted as Lot 1, Block 1, Hewitt Estates.

CITY COUNCIL: The City Council will consider this request at the August 22, 2016, meeting following action by the Planning and Zoning Commission.

RECOMMENDATION:

To approve AP 2016-02.