



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** March 4, 2019  
**SUBJECT:** AP 2019-01 Consideration of a request from Spry Surveyors for an amended plat of Lot 3R, Block 3, Mollie B. Collins Addition, being 1.225 acres located at 6812 Hewitt Street.  
**PRESENTER:** Clayton Comstock, Planning Director

### SUMMARY:

On behalf of Jennifer Nguyen, Spry Surveyors is requesting approval of an amended plat of Lot 3R, Block 3, Mollie B. Collins Addition. This 1.225-acre property is located at 6812 Hewitt Street, across from the intersection with Frankie B Street. The proposed final plat meets the requirements of the zoning ordinance and subdivision regulations.

### GENERAL DESCRIPTION:

The amended plat would make the following amendment to the previous plat.

1. A 7.5-foot wide sanitary sewer easement is added adjacent to the north property line.

The 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 is intended to provide areas for the development of traditional, low-density single-family detached dwelling units.

**CURRENT ZONING:** The property is currently zoned R-2 Single-Family Residential. The R-2 district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.

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

| STREET        | ROADWAY TYPE    | RIGHT-OF-WAY | LANES              |
|---------------|-----------------|--------------|--------------------|
| Hewitt Street | R2U Residential | 50 feet      | 2 lanes, undivided |



**SURROUNDING ZONING | LAND USE:**

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

**PLAT STATUS:** The property is currently platted as Lot 3, Block 3, Mollie B. Collins Addition.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the February 21, 2019, meeting and voted 5-0 to recommend approval.

**RECOMMENDATION:**

Approve AP 2019-01.