



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** January 16, 2020
SUBJECT: AP 2019-04 Consideration of a request from Rob Wetli for an amended plat of Lots 1R and 2R, Block 1, Mollie B. Collins Addition, being 0.435 acres located at 7805 Odell Street.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Structures Design Build of Texas, Rob Wetli is requesting approval of an amended plat of Lots 1R and 2R, Block 1, Mollie B. Collins Addition. This 0.435-acre property is located at 7805 Odell Street.

GENERAL DESCRIPTION:

The property includes two existing lots located at the end of the street on the north side of Odell Street, west of Smithfield Road. The lots are part of the Mollie B. Collins Addition, which was platted in 1953. One single-family residence is currently located on the property, overlapping both lots.

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

1. The common lot line between the two lots would be shifted to the west so that both lots have equal width.
2. A 7.5-foot utility easement would be added adjacent to the rear property line of both lots.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

The applicant is requesting a waiver of the lot width standards for the lots, based on the proposed R-2 Single-Family Residential zoning. The two existing lots have a combined 120 feet of frontage on Odell Street, and the proposed lots would be 60.14 feet wide. The R-2 zoning district requires a minimum lot width of 72.5 feet. The lot width is considered an existing condition that was in place prior to the lots' incorporation into the city. The lots comply with all other standards of the R-2 zoning district.

Section 110-42 of the subdivision regulations allows for the Planning and Zoning Commission and City Council to consider and approve variances to the regulations where hardships or practical difficulties may result from strict compliance with the regulations.



LAND USE PLAN: This area is designated on the Comprehensive 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 City Council will consider a zoning change request to R-2 Single-Family Residential at the January 13, 2020, meeting. The Planning and Zoning Commission recommended approval of the zoning change at the December 19, 2019, meeting.

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

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Odell Street	R2U 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 residence
WEST	AG Agricultural	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

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.

PLAT STATUS: The property is currently platted as Lots 1 and 2, Block 1, Mollie B. Collins Addition.

CITY COUNCIL: The City Council will consider this request at the February 10, 2020, 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.

RECOMMENDATION:

Approve AP 2019-04 with the conditions outlined in the Development Review Committee comments.