

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 4, 2025

SUBJECT: PLAT25-0092 Consideration of a request from Barton Surveying and Laser Scanning LLC for a minor plat of Lot 9, Block 8, Smithfield Acres Addition, being 0.371 acres located at 6920 Smithfield Road.

PRESENTER: Cori Reaume, Director of Planning

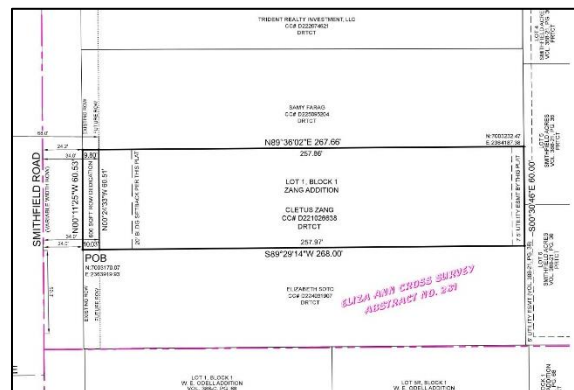
SUMMARY:

On behalf of Cletus Zang (owner), Barton Surveying and Laser Scanning LLC is requesting approval of a minor plat of Lot 9, Block 8, Smithfield Acres Addition. This 0.371-acre property is located at 6920 Smithfield Road.

GENERAL DESCRIPTION:

The property under consideration is a 16,160-square-foot site located on the east side of Smithfield Road between Odell Street and Turner Drive. The site is developed with a single-family residence. The proposed final plat is intended to create one single-family residential lot for the purpose of constructing a new single-family residence.

The property is upplatted and zoned R-3 (Single-Family Residential). While the property meets the minimum lot area and lot depth standards for the district, the property does not meet the minimum lot width requirement. The minimum lot width in the R-3 (Single-Family Residential) district is 70 feet; the lot has a width of 60.51 feet. According to available records, the property has been in its current configuration since at least 1952 when the house was constructed.



Due to this existing condition, the applicant is requesting a waiver of the lot width standard for the proposed lot. Section 110-42 of the subdivision regulations allows for the Planning and Zoning Commission to consider and approve modifications, waivers, and exceptions 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 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 zoned R-3 (Single-Family Residential). The R-3 district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas and to provide areas for moderate density development of single-family detached dwelling units constructed at an approximate density of 4.8 units per acre.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication may be required for this plat depending on the width of the existing right-of-way.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Smithfield Road	C2D Major Collector	Suburban Neighborhood	2-lane divided roadway 68-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residence
SOUTH	R-3 (Single-Family Residential)	Low Density Residential	Single-family residence
EAST	R-3 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is unplatted.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of plat. These comments included minor additions and revisions to notations and labeling on the drawing and verification.

RECOMMENDATION:

Approve PLAT25-0092 with the conditions outlined in the Development Review Committee comments, and subject to action on the associated waiver request.