



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** February 12, 2018

**SUBJECT:** ZC 2017-10, Ordinance No. 3499, Public hearing and consideration of a request from Miller Surveying, Inc., for a zoning change from AG Agricultural to R-2 Single Family Residential at 7809 Odell Street, being 0.403 acres described as Lots 3 and 4, Block 1, Mollie B. Collins Addition.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

On behalf of Gail and Shamshad Shah, Miller Surveying is requesting a zoning change from AG Agricultural to R-2 Single Family Residential on 0.403 acres located at 7809 Odell Street.

### **GENERAL DESCRIPTION:**

The applicant is requesting a zoning change to R-2 Single Family Residential with the intent to amend the plat of the property to combine the two existing lots for the future construction of a new single-family residence. The overall property is 116 feet wide, 151 feet deep, and 17,568 square feet in area. The property is located on the north side of Odell Street west of Smithfield Road.

The proposed zoning change is consistent with the recommendations and policies of the Comprehensive Plan.

**COMPREHENSIVE PLAN:** The Comprehensive Plan classifies this area as "Low Density Residential." This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

**CURRENT ZONING:** The property is currently zoned AG Agricultural.

**PROPOSED ZONING:** The proposed zoning is R-2 Single Family Residential. This district is intended to provide areas for very low-density development of single-family detached dwelling units that are constructed at an approximate density of 4.0 units per acre.

Since the property was originally platted prior to 1998, the R-2 district provides for a minimum dwelling unit size of 1,800 square feet on the vacant lot. In addition, a front-entry garage facing Odell Street would be permitted.



**SURROUNDING ZONING | LAND USE:**

**North:** R-2 Single-Family Residential | Low Density Residential  
**West:** AG Agricultural | Low Density Residential  
**South:** R-2 Single-Family Residential | Low Density Residential  
**East:** R-3 Single-Family Residential | Low Density Residential

**PLAT STATUS:** The property is currently platted as Lot 3 and 4, Block 1, Mollie B. Collins Addition. An amended plat of the property is a related item on the February 12, 2018, agenda.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the February 1, 2018, meeting and voted 5-0 to recommend approval.

**RECOMMENDATION:**

Approve Ordinance No. 3499.