



# PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** September 5, 2019  
**SUBJECT:** FP 2019-09 Consideration of a request from Charles and Ellen Rheinlaender for a final plat of Lot 3, Block 2, Smithfield Addition, being 1.089 acres located at 6812 Smithfield Road.  
**PRESENTER:** Clayton Husband, Principal Planner

**SUMMARY:**

Charles and Ellen Rheinlaender are requesting approval of a final plat of Lot 3, Block 2, Smithfield Addition. This 1.089-acre property is located at 6812 Smithfield Road. The proposed final plat meets the requirements of the zoning ordinance and the subdivision regulations.

**GENERAL DESCRIPTION:**

The property under consideration is a 1.089-acre tract located on the east side of Smithfield Road south of Mickey Street. The site is currently developed with a single-family residential structure and accessory building. The proposed final plat is intended to create one residential lot. Water and sanitary sewer service is available to the property.

The property is currently zoned AG Agricultural, but the applicant has requested a zoning change to R-2 Single-Family Residential (see ZC 2019-14). The table below summarizes the lot standards for the proposed R-2 zoning district and the proposed lot.

STANDARD	R-2	LOT 3
Lot size	9,000 sq. ft.	1.089 acres
Lot width	72.5 feet	105 ft
Lot depth	110 feet	451 ft
Front building line	20 feet	25 ft

**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 currently zoned AG Agricultural. The AG district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual



development into other uses pending proper timing for practical economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

The applicant has requested a zoning change to R-2 Single-Family Residential (see ZC 2019-14), which is an associated item on the September 5, 2019, agenda.

**TRANSPORTATION PLAN:** The development has frontage on Smithfield Road. In this area, Smithfield Road has a functional classification as a C2D Major Collector, with a roadway land use context of Suburban Neighborhood. This type of roadway is a two-lane divided street with an ultimate right-of-way of 68 feet.

A right-of-way dedication of nine feet (944 square feet) is provided on the plat for Smithfield Road.

**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-3 Single-Family Residential C-2 Commercial	Low Density Residential	Vacant Construction contractor shop/yard
SOUTH	R-2 Single Family Residential	Low Density Residential	Single-family residence
EAST	TOD Transit Oriented Development	Low Density Residential	Vacant

**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 unplatted.

**CITY COUNCIL:** The City Council will consider this request at the September 23, 2019, meeting following action by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve FP 2019-14.