



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 19, 2020
SUBJECT: AP 2020-03 Consideration of a request from Texas Surveying Inc. for an amended plat of Lot 5R, Block 1, W.E. Odell Addition, being 0.659 acres located at 7909 Odell Street.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Karen Ann Watson, Texas Surveying Inc. is requesting approval of an amended plat of Lot 5R, Block 1, W.E. Odell Addition. This 0.659-acre property is located at 7909 Odell Street.

GENERAL DESCRIPTION:

The property is located on the north side of Odell Street, just east of Smithfield Road. The two existing lots are part of the W.E. Odell Addition, which was platted in 1947. One single-family residence is currently located on the property, straddling both lots.

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

1. Two existing lots (Lots 5 and 6) are combined into a single lot for the purpose of constructing a new single-family residence.
2. Add a standard plat note stating the purpose for the amended plat.

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

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 R-3 Single-Family Residential. This district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas. It also provides areas for moderate density development of single-family detached dwelling units which are 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 is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Odell Street	R2U Local Road	Suburban Neighborhood	2-lane undivided roadway 50-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-3 Single-Family Residential	Low Density Residential	Single-family residences
SOUTH	R-3 Single-Family Residential	Low Density Residential	Single-family residences
EAST	R-3 Single-Family Residential	Low Density Residential	Single-family residences

PLAT STATUS: The property is currently platted as Lots 5 and 6, Block 1, W.E. Odell Addition.

CITY COUNCIL: The City Council will consider this request at the December 14, 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, and increasing the width of the utility easement at the rear of the lot to 7.5 feet.

RECOMMENDATION:

Approve AP 2020-03 with the conditions outlined in the Development Review Committee comments.