



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 1, 2018

SUBJECT: AP 2017-03 Consideration of a request from Miller Surveying, Inc., for an amended plat of Lot 3R, Block 1, Mollie B. Collins Addition on 0.403 acres located at 7809 Odell Street.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Gail and Shamshad Shah, Miller Surveying is requesting approval of an amended plat of Lot 3R, Block 1, Mollie B. Collins Addition. The purpose of the amended plat is to combine Lots 3 and 4 into a single lot. The proposed amended plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The Mollie B. Collins Addition was originally platted in 1953. While some lots in Block 1 were vacated in 1963, Lots 3 and 4 have remained in their current configuration since the original plat was recorded.

The amended plat would combine Lots 3 and 4 into a single lot for the future construction of a new residence on the property. The proposed lot is 116 feet wide, 151 feet deep, and 17,568 square feet in area.

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

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

THOROUGHFARE PLAN: The lot has frontage on Odell Street, which is classified as an R2U Residential street. An R2U roadway is a two-lane undivided street with an ultimate right-of-way of 50 feet. Right-of-way dedication is not required for this plat as sufficient right-of-way exists at this location.

CURRENT ZONING: The property is currently zoned AG Agricultural. A zoning change request to R-2 Single-Family Residential is a related item on the February 1, 2018, agenda.



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.

CITY COUNCIL: The City Council will consider this request at the February 12, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve AP 2017-03.