

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 2, 2024

SUBJECT: PLAT24-0062 Consideration of a request from Alpha Land Surveying for a final plat of Lots 1 and 2, Block 1, Souvan Addition, being 1.92 acres located at 6725 Hewitt Street.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

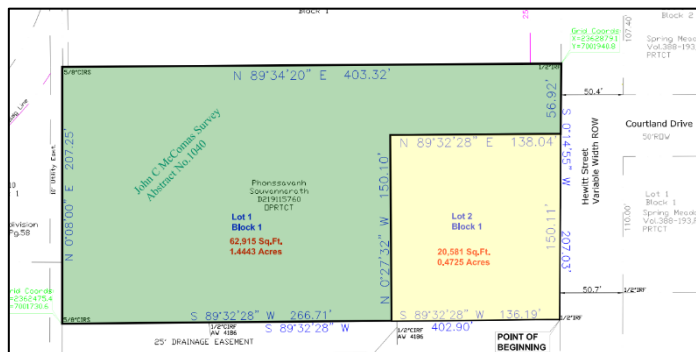
On behalf of Phons Souvannarath, Alpha Land Surveying is requesting approval of a final plat of Lots 1 and 2, Block 1, Souvan Addition. This 1.92-acre property is located at 6725 Hewitt Street.

GENERAL DESCRIPTION:

The property under consideration is a 1.91-acre tract located on the west side of Hewitt Street across from the intersection of Cortland Drive. The site is developed with a single-family residence and multiple accessory structures.

The proposed final plat is intended to create two single-family residential lots for the purpose of constructing a single-family residence. The site has 207 feet of frontage on Hewitt Street and is 403 feet deep.

The exhibit to the right shows the proposed lot arrangement. The front lot (Lot 2) has 150 feet of frontage on Hewitt Street. The rear lot (Lot 1) is proposed as a flag-shaped lot. While flag-shaped lots are permitted, the zoning ordinance and subdivision regulations require that this type of lot provide at least 50 feet of frontage on a public street, with the entire leg of the flag lot maintaining a 50-foot width. The lot has 56.92 feet of frontage on the street, and the width of the leg of the lot maintains the minimum width to where the lot widens into a flag shape for the building area. The width of Lot 1 at the building line is 207 feet.



The property is currently zoned AG (Agricultural), and the applicant has requested a zoning change to R-2 (Single-Family Residential) on the property. The zoning application is an associated item on the May 2, 2024, agenda (see ZC24-0100). The table below



summarizes the lot standards for the proposed lots and proposed R-2 (Single-Family Residential) zoning district.

R-2 STANDARD	LOT 1	LOT 2
Lot size: 9,000 SF	62,915 SF	20,581 SF
Lot width: 72.5 feet	56.92 feet (street front) 207.23 (building line)	150.11 feet
Lot depth: 110 feet	240 feet	399.8 feet
Front building line: 25 feet	25 feet	25 feet

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 proposed R-2 (Single-Family Residential) is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way is not required on the plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Hewitt Street	Local Road	Local Road	2-lane undivided roadway 50-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-2 (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 unplatted.



CITY COUNCIL: The City Council will consider this request at the May 28, 2024, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of plat with the conditions outlined in the attached DRC comments. These comments include minor additions and revisions to notations and labeling on the drawing, verification and dedication of right-of-way, and verification that proposed Lot 2 is compliant with zoning standards of the proposed R-2 (Single-Family Residential) zoning district. Plat approval also would be subject to approval of the requested zoning change.

RECOMMENDATION:

Approve PLAT24-0062 with the conditions outlined in the attached DRC comments and subject to action on the zoning change application.