

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** October 10, 2016

**SUBJECT:** FP 2016-06 Consideration of a request from Michael Monk for a Final Plat of Lot 10, Block 1, Mollie B. Collins Addition on 0.321 acres located at 6901 Smithfield Road.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Michael Monk is requesting approval of a Final Plat of Lot 10, Block 1, Mollie B. Collins Addition. This 13,972-square foot one-lot subdivision is located at the northwest corner of Smithfield Road and Odell Street. The proposed final plat meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The owner proposes to create a single lot and construct a single-family house on the property. The lot is 110 feet wide, approximately 115 feet deep, and 12,629.84 square feet in area. The plat also includes a right-of-way dedication of 1,342.94 square feet for Smithfield Road.

The surrounding properties are developed with single-family residences. Non-residential uses are located south of the site on the west side of Smithfield Road.

**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.

**THOROUGHFARE PLAN:** The development has frontage on Smithfield Road and Odell Street. Smithfield Road is classified as a C4U Major Collector roadway. A C4U roadway is a four-lane undivided street with an ultimate right-of-way width of 68 feet. The plat includes a right-of-way dedication of approximately 11 feet (1,342.94 square feet) for Smithfield Road. Sufficient right-of-way exists for Odell Street, which is classified as an R2U Residential roadway.

**CURRENT ZONING:** The property is currently zoned AG Agricultural. This proposed final plat has an associated zoning change request to R-2 Single Family Residential on the October 10, 2016, meeting agenda.



**SURROUNDING ZONING | LAND USE:**

**North:** R-2 Single-Family Residential | Low Density Residential  
**West:** R-3 Single-Family Residential | Low Density Residential  
**South:** R-1 Single-Family Residential | Low Density Residential  
**East:** R-3 Single-Family Residential | Low Density Residential

**PLAT STATUS:** The property is currently unplatted.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the September 15, 2016, meeting and voted 7-0 to recommend approval.

**RECOMMENDATION:**

Approve FP 2016-06, subject to the condition that no driveway access be granted to Smithfield Road.