



CITY COUNCIL MEMORANDUM

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

SUBJECT: ZC 2016-15, Ordinance No. 3432, Public Hearing and consideration of a request from Michael Monk for a Zoning Change from AG Agricultural to R-2 Single Family on 0.321 acres located at 6901 Smithfield Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Michael Monk, with MCM Custom Homes, is requesting a zoning change from AG Agricultural to R-2 Single Family on 0.321 acres located at 6901 Smithfield Road, at the northwest corner of Odell Street.

GENERAL DESCRIPTION:

Mr. Monk is the owner of a lot at 6901 Smithfield Road, which is located on the northwest corner of Odell Street. The applicant is requesting a zoning change with the intent to plat the property and construct a new house on the site.

The property under consideration is 12,629 square feet in area, measuring approximately 110 feet in width and 115 feet in depth. The house on the lot was recently demolished in preparation for construction of a new house. The lot meets the zoning standards of the R-2 Single Family Residential zoning district.

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.

CURRENT ZONING: The property is currently zoned AG Agricultural.

PROPOSED ZONING: The proposed zoning is R-2 Single Family Residential. The R-2 district is intended to provide areas for low-density development of single-family detached dwelling units that are constructed at an approximate density of 4.0 units per acre.

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. A final plat for the property is an associated item on the October 10, 2016, City Council agenda.

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

RECOMMENDATION:

Approve Ordinance No. 3432.