



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 20, 2016

SUBJECT: FP 2016-08 Consideration of a request from Joe Oggier for a Final Plat of Lots 2 and 3, Block 1, Oggier Estates on 2.109 acres located at 6418 Martin Drive.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Joe Oggier is requesting approval of a Final Plat of Lots 2 and 3, Oggier Estates. This 2.109-acre two-lot subdivision is located on the east side of Martin Drive, north of Cardinal Lane. The proposed final plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The owner proposes to create two residential lots and construct a single-family house on the northern lot. The lots are approximately 133 feet wide and 348 feet deep. The size of the lots exceed one acre, with the lots being 44,415.36 square feet and 47,488.91 square feet in area. The plat will include a right-of-way dedication of 367 square feet for Martin Drive.

The surrounding properties are mostly developed with single-family residences on estate-style lots. A church, which has driveway access on Martin Drive, is located on property to the south and east.

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 Martin Drive, which is classified as a C2U Minor Collector roadway. A C2U roadway is a two-lane undivided street with an ultimate right-of-way width of 60 feet. The plat includes a right-of-way dedication of approximately 367 square feet for Martin Drive.

CURRENT ZONING: The property is currently zoned AG Agricultural, R-2 Single Family Residential, and I-1 Light Industrial. This proposed plat has an associated zoning change request to R-1 Single Family Residential on the October 20, 2016 meeting agenda.



SURROUNDING ZONING | LAND USE:

North: AG Agricultural and R-2 Single-Family Residential | Low Density Residential
West: R-1 Single-Family Residential | Low Density Residential
South: U Institutional | Low Density Residential & Public / Semi-Public
East: R-2 Single-Family Residential and U Institutional | Low Density Residential and Public / Semi-Public

ROUGH PROPORTIONALITY DETERMINATION: The developer will be responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City's design criteria.

PLAT STATUS: The property is currently unplatted and described as one tract of land out of the T.K. Martin Survey, Abstract No. 1055.

RECOMMENDATION:

Approve FP 2016-05.