



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 4, 2017

SUBJECT: AP 2017-01 Consideration of a request from Todd Duncan for an Amended Plat of Lot 10R, Block 1, Mollie B. Collins Addition on 0.321 acres located at 6901 Smithfield Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Todd Duncan is requesting approval of an amended plat of Lot 10R, Block 1, Mollie B. Collins Addition in order to correct the dimensions of the front building lines. The lot is located at the northwest corner of Smithfield Road and Odell Street. The proposed amended plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The amended plat would correct the dimensions of the front building lines adjacent to Smithfield Road and Odell Street. The property is zoned R-2 Single-Family Residential, which requires a 20-foot front building line for lot platted after January 1, 1998. When the property was platted in September 2016, a 25-foot front building line was shown on the plat.

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

The owner proposes to 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.

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 lot has frontage on Smithfield Road and Odell Street. Smithfield Road is classified as a C4U Major Collector roadway, which is a four-lane undivided street with an ultimate right-of-way width of 68 feet. Odell Street is classified as an R2U Residential street, which 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 for both streets.



CURRENT ZONING: The property is currently zoned R-2 Single-Family Residential. A zoning change from AG Agricultural to R-2 Single-Family Residential was approved for this lot on September 15, 2016.

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 platted as Lot 10, Block 1, Mollie B. Collins Addition.

RECOMMENDATION:

Approve AP 2017-01.