

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 7, 2018

SUBJECT: FP 2018-03 Consideration of a request from Spry Surveyors for a final plat of Lot 3, Block 3, Mollie B. Collins Addition, being 1.225 acres located at 6812 Hewitt Street.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Jennifer Nguyen, Spry Surveyors is requesting approval of a final plat of Lot 3, Block 3, Mollie B. Collins Addition. This 1.225-acre property is located at 6812 Hewitt Street, across from the intersection with Frankie B Street. The proposed final plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The property is currently undeveloped. The proposed final plat is intended to create a single lot for the construction of a new single-family residence. The property is zoned AG Agricultural, but the applicant has requested a zoning change to R-2 Single-Family Residential (see ZC 2018-07). The table below summarizes the lot standards for the proposed R-2 zoning district.

R-2 STANDARD	LOT 3
Lot size: 9,000 SF	53,361 sf
Lot width: 70 feet	211 ft
Lot depth: 110 feet	244 ft
Front building line: 20 feet	20 ft

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Low Density Residential.” This designation is intended to provide for traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned AG Agricultural. A request for a zoning change to R-2 Single-Family Residential is an associated item on the June 7, 2018, agenda (ZC 2018-07).

THOROUGHFARE PLAN: The development has frontage on Hewitt Street, which is classified as an R2U Residential roadway. An R2U is a two-lane undivided roadway with



an ultimate right-of-way width of 50 feet. Right-of-way dedication is not required for this plat, as sufficient right-of-way exists at this location.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG Agricultural	Low Density Residential	Single family residence
WEST	R-2 Single-Family Residential	Low Density Residential	Single family residence
SOUTH	R-2 Single-Family Residential	Low Density Residential	Single family residence
EAST	R-2 Single-Family Residential	Low Density Residential	Single family residence

PLAT STATUS: The property is unplatted.

CITY COUNCIL: The City Council will consider this request at the June 25, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve FP 2018-03.