



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** February 21, 2019  
**SUBJECT:** AP 2019-01 Consideration of a request from Spry Surveyors for an amended plat of Lot 3R, 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 an amended plat of Lot 3R, 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 amended plat would make the following amendment to the previous plat.

1. A 7.5-foot wide sanitary sewer easement is added adjacent to the north property line.

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

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

**CURRENT ZONING:** The property is currently zoned R-2 Single-Family Residential. The R-2 district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.

**THOROUGHFARE PLAN:** The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	ROADWAY TYPE	RIGHT-OF-WAY	LANES
Hewitt Street	R2U Residential	50 feet	2 lanes, undivided



**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 currently platted as Lot 3, Block 3, Mollie B. Collins Addition.

**CITY COUNCIL:** The City Council will consider this request at the March 4, 2019, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve AP 2019-01.