



## Legislation Details (With Text)

**File #:** 21-181      **Version:** 1

**Type:** New Business      **Status:** Agenda Ready

**File created:** 4/5/2021      **In control:** Planning & Zoning Commission

**On agenda:** 4/13/2021      **Final action:**

**Title:** Consider approval of a Final Plat for Lots 1R, 2, 3 and 4, Block A, on a 5.17 acre tract of land, on the north side of Village Trail, approximately 250' northeast from the Keller Smithfield Road and Village Trail intersection, addressed as 1085 Keller Smithfield Road and 1109 Keller Smithfield Road, and zoned SF-36. Brian Adams, owner/applicant. (P-21-0010)

**Attachments:** 1. Maps, 2. Application, 3. Proposed Plat, 4. Civils

Date	Ver.	Action By	Action	Result
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**To:** Planning and Zoning Commission

**From:** Matthew Cyr, Planner I

### Subject:

Consider approval of a Final Plat for Lots 1R, 2, 3 and 4, Block A, on a 5.17 acre tract of land, on the north side of Village Trail, approximately 250' northeast from the Keller Smithfield Road and Village Trail intersection, approximately 250' northeast from the Keller Smithfield Road and Village Trail intersection, legally described as Lot 1, Block 1, Gary Addition and WEATHERFORD, HARDIN SURVEY Abstract 1651 Tract 1B01, addressed as 1085 Keller Smithfield Road and 1109 Keller Smithfield Road, and zoned SF-36. Brian Adams, owner/applicant. (P-21-0010)

### Background:

- The owner of the property submitted a Zoning Change in 2019 from SF-36 to SF-25 and proposed seven lots at this location. However, the Zoning Change was denied by City Council by a vote of 7 to 0 on January 21, 2020.
- The applicant is now proposing to meet all SF-36 zoning regulations and is presenting four lots in lieu of the original seven back in 2019.
- According to the UDC, since the sewer lines extend over 300', the plat is considered a Major Subdivision Application. However, since no variances are being requested and the plat meets all UDC regulations, the Planning and Zoning Commission must approve the plat application according to State Law.

### Citizen Input:

A Final Plat does not require a Public Hearing.

### Alternatives:

The Planning and Zoning Commission has the following options when considering a Plat application that meets all UDC regulations:

- Approve as submitted.

**Supporting Documents:**

- Application
- Maps
- Proposed Plat
- Approved Civil Plans