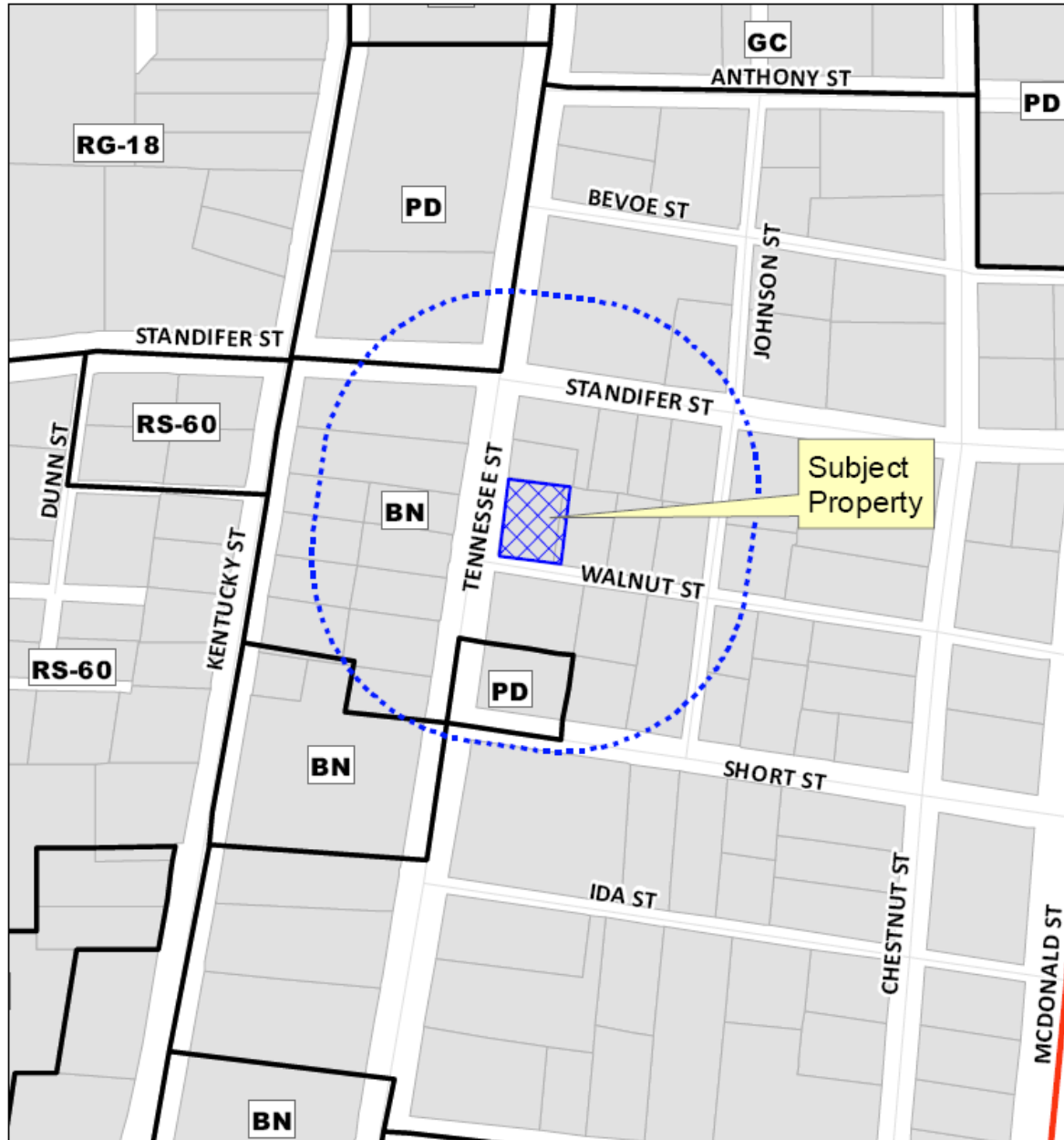


Case No. 11-141PFR

Kathryn Commons Addition



Location Map



Aerial Exhibit



TENNESSEE STREET
Variable public R.O.W.

WALNUT STREET
20' public R.O.W.

JOPLIN STREET

Lot 1
GARY L. & ANA ISABEL KIFFER

Lot 2
1,061 sq. ft.
0.024 acres

Lot 3
687 sq. ft.
0.016 acres

Lot 4
1,049 sq. ft.
0.024 acres

Lot 1A
ISAAC & CARRIE PADRON
206 E. STANDIFER ST.
VOL. 3112, PG. 167

Lot 1B
CLANCY PROPERTIES, LLC
503 S. TENNESSEE ST.
INST. # 20071019001440590

JOSE HERNANDEZ
504 S. TENNESSEE ST.
VOL. 4155, PG. 2383

Texas State Plane
North Central 4202
N=7122072.43
E=2545010.41

CLANCY PROPERTIES, LLC
503 S. TENNESSEE ST.
INST.# 2007101900144059

ISAAC & CARRIE PADRON
206 E. STANDIFER ST.
VOL. 3112, PG. 167

JOPLIN R
208 E. S
VOL. 529

Texas State Plane
North Central 4202
N=7122060.58
E=2545084.44

NOE & MARIA GUADALUPE LUNA
506 S. TENNESSEE ST.
VOL. 5251, PG. 5997

102.00' (called)

JOSE GUERRERO
508 S. TENNESSEE ST.
INST. # 97-0084463

SUNFLOWER HOMES, LLC
510 S. TENNESSEE ST.
INST.# 20100910000958970

WALNUT STREET
20' public R.O.W.

GARY L. & ANA ISABEL KIEFFER

Texas State Plane
North Central 4202
N=7121967.44
E=2545069.69

ANGEL O. & MARIA T. GONZALEZ
203 WALNUT ST.
VOL. 5438, PG. 6181

DAMIAN GONZALEZ
205 WALNUT ST.
VOL. 5660, PG. 157

Requested Variances:

1. Section 142-105 of the Subdivision Ordinance waiving the requirement to construct portions of Walnut Street located adjacent to the subject property.
2. Section 142-105 of the Subdivision Ordinance waiving applicable storm water detention requirements.
3. Section 142-157 of the Subdivision Ordinance waiving the requirement to dedicate park land or pay cash in lieu of a park land dedication.

Staff Recommendation

Staff recommends approval of the proposed preliminary-final replat with the following conditions:

- The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.
- The applicant receive approval of a variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct portions of Walnut Street located adjacent to the subject property.
- The applicant receive approval of a variance to Section 142-105 of the Subdivision Ordinance reducing applicable storm water detention requirements.

Prior to filing the plat for record:

- The applicant revise the plat to provide a notation indicating that the proposed common area will be owned and maintained by a homeowners' association.
- The applicant revise the plat by labeling Common Area A-1 as a drainage easement.