

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Geer Surveying & Engineering, on Behalf of Lyle Wise and Nena Wise, for Approval of Minor Replat for Lot 1 and Lot 2, Block A of the Wise Addition, Approximately 0.03 Acres, Located on the West Side of Tennessee Street and Approximately 85 Feet South of Louisiana Street.

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed minor replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor replat with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Plat/Replat Approval Checklist, attached.

Prior to filing the plat:

2. The applicant revise the plat to change the City approval signature block to reflect the Planning and Zoning Chairman rather than the City Manager.

APPLICATION SUBMITTAL DATE: July 25, 2011 (Original Application)
August 15, 2011 (Revised Submittal)

ITEM SUMMARY: The subject property is approximately 0.03 acres and is located on the west side of Tennessee Street and approximately 85 feet south of Louisiana Street. The applicant is proposing to subdivide the original lot into two lots. There is an existing building on the subject property that spans both proposed lots. The building is internally divided by an existing brick wall. The proposed lot line between Lot 1 and Lot 2 follows along the dividing wall.

At the June 22, 2011 Board of Adjustment meeting, the applicant received approval of a variance to allow an increase to the maximum lot coverage permitted under the governing district regulations. The subject property, zoned as "CHD" – Commercial Historic District, has a maximum lot coverage of 95%. The existing building covers

100% of the lot; therefore, the applicant requested and was granted the additional lot coverage. Taking into consideration the approved variance, the proposed minor replat is in conformance with all other space limits of the governing district.

PLATTING STATUS: The subject property is currently platted as Lot 40D, Block 5 of the Original Donation and is being replatted to become Lot 1 and Lot 2, Block A of the Wise Addition.

SURROUNDING ZONING AND LAND USES:

Subject Property: "CHD" – Commercial Historic District (commercial uses)

North "CHD" – Commercial Historic District Smitten (retail)
(commercial uses)

South "CHD" – Commercial Historic District The Olive Branch
(commercial uses) (retail)

East "CHD" – Commercial Historic District Laura Moore Fine
(commercial uses) Arts (retail) and
Imaging on the
Square Photography
(personal service)

West "CHD" – Commercial Historic District Arabella's (retail)
(commercial uses)

ACCESS/CIRCULATION:

Adjacent Streets: Tennessee Street, 60' Foot Right-of-Way, Collector Street (C2U)

Discussion: Lot 1 and Lot 2 both front onto Tennessee Street with no on-site parking or circulation.

PUBLIC IMPROVEMENTS:

Sidewalks: Existing

Hike and Bike Trails: Not Required

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Not applicable

Utility Impact Fees: Not applicable

Median Landscape Fees: Not applicable

Park Land Dedication Fees: Not applicable

Pro-Rata: Not applicable

Discussion: The applicant is not proposing any new or additional development; therefore, none of the fees above will be required.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed minor replat.

ATTACHMENTS:

- Standard Conditions for Minor Plat/Replat Approval Checklist
- Maps
- Letter of Intent
- Proposed Minor Replat
- Planning and Zoning Commission PowerPoint Presentation