



16-211MRP

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1 and 2, Block A, of the Fast Addition, Located Approximately 165 Feet West of Murray Street and on the South Side of Fitzhugh Street

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING BODY: Planning and Zoning Commission

DATE: April 11, 2017

CONTACT: Samantha Pickett, Planning Manager
Danielle Quintanilla, Planner I

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 condition, which must be satisfied prior to filing the plat:

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

APPLICATION SUBMITTAL DATE: June 27, 2016 (Original Application)
March 14, 2017 (Revised Submittal)
April 4, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 0.48 acres into two lots, proposed Lot 1 (approximately 0.25 acres) and proposed Lot 2 (approximately 0.23 acres) for single family residential uses.

PLATTING STATUS: The subject property is currently platted as Lot 4 and part of Lot 5, Block 3 of the J.G. Fitzhugh's First Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"RS-60" - Single Family Residence District (Single Family Residential Uses)	Undeveloped Land
North	"RS-60" - Single Family Residence District (Single Family Residential Uses)	Single Family Residences
South	"RS-60" - Single Family Residence District (Single Family Residential Uses)	Good Hope Baptist Church
East	"RS-60" - Single Family Residence District (Single Family Residential Uses)	Single Family Residence
West	"RS-60" - Single Family Residence District (Single Family Residential Uses)	Single Family Residence

ACCESS/CIRCULATION:

Adjacent Streets: Fitzhugh Street, Variable Right-of Way, Local

Murray Street, Variable Right-of-Way, Local

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: As Required per the Subdivision Ordinance

Hike and Bike Trails: Not Required

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Applicable

Pro-Rata:

As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition of the proposed minor replat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Minor Replat](#)

[PowerPoint Presentation](#)