



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: August 1, 2024

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion and possible action on a recommendation regarding a request for approval of the Tropoli Townhomes Replat, BEING THE REPLAT OF THE TROPOLI TOWNHOMES SUBDIVISION AS RECORDED IN C.C.F.N. 2016032880 OF THE O.P.R.B.C.T. The proposed final replat consists of 1.886 ACRES, 12 LOT 1 BLOCK, is zoned Single Family Attached (SFA) and is located on the Northeast of the Intersection of N. Valderas St. and E. Henderson Rd.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None.

FUNDS REQUESTED: None.

FUND: None

EXECUTIVE SUMMARY:

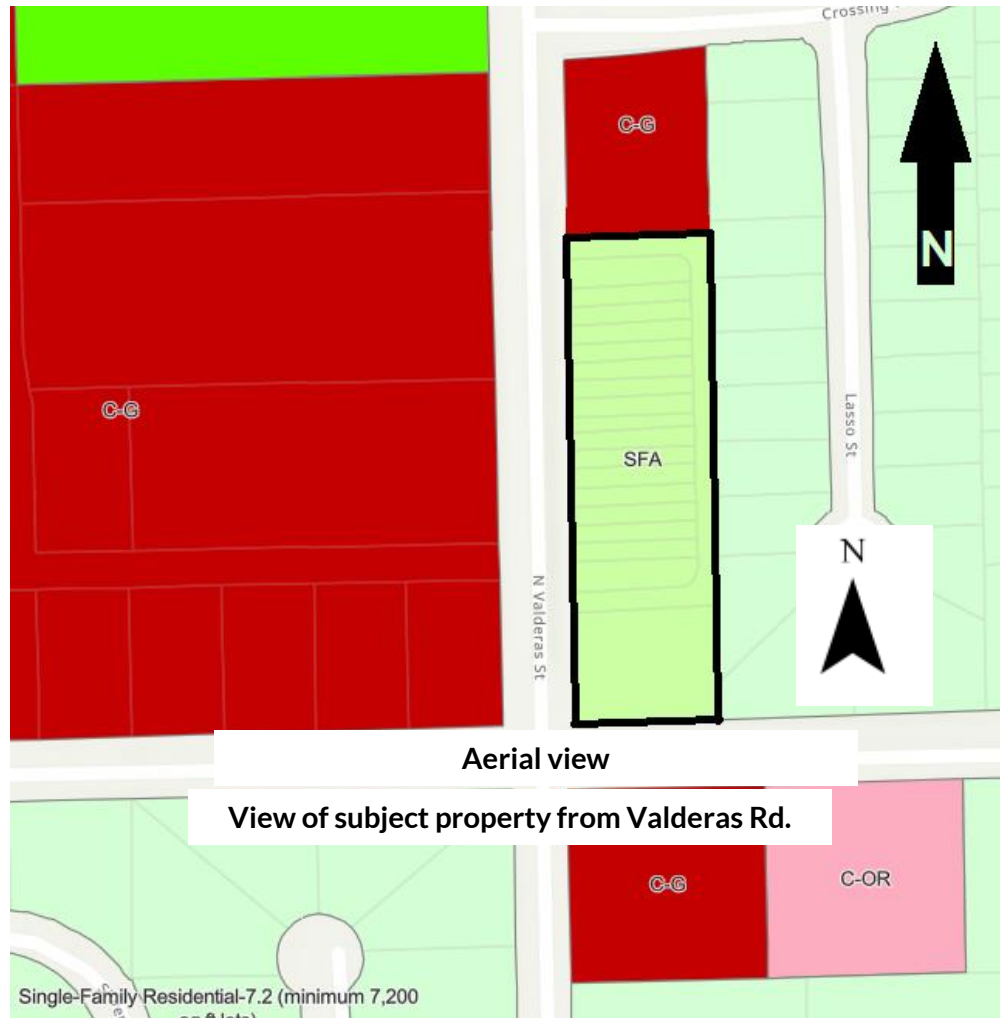
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The subject property is located on the northeast corner of N. Valderas Street and E. Henderson Road, consists of 1.886 acres, and is in the Single Family Attached (SFA) zoning district. This project is the replat of the Tropoli Townhomes Subdivision as recorded in C.C.F.N. 2016032880 and consists of 12 lots, 1 block. Down from 17 to increase drainage detention

SURROUNDING CONDITIONS:

Location	Current Use	Zoning Classification/Use
North	Happy Faces Daycare	C-G General Commercial

South	Warehouse	C-G General Commercial
West	Vacant	C-G General Commercial
East	Single Family Homes	SF 7.2 - Single Family 7.2



STAFF REVIEW:

The City Engineer has reviewed the submitted Tropoli Townhomes Subdivision Minor Plat and offered (10) textual comments. At the time of preparation of this agenda summary, no response to comments had been received prior to this agenda posting; staff expects all comments to be cleared prior to the Planning and Zoning Commission's Meeting. We will update the status condition at that time.

The City Engineering has stipulated:

1. Plat Heading - Verify and update plat name. Per 2016032880, "Tropoli" is currently recorded.
2. Fire lane/fire easement to be depicted/noted on the plat drawing.
3. Remove street along with "road" and "ROW" and replace with private drive/driveway and indicate as access/egress easement.
4. Is the intent of the 22-ft D.E. shown to allow for drainage to be routed from the adjacent property? Recommend providing access for Happy Faces site as a plat note. The note shall also detail who is maintaining said drainage easement and provide as separate instrument.
5. Verify and update lots (i.e. setbacks, parking requirements) in regards to current zoning for SFA - Single Family Attached. Plat note recommended for noting setback requirements to be per current Zoning Requirements. (e.g. staggered building lines).
6. Verify and update lot number orientation. With lots 1-3 being removed from previous plat, remaining lot numbering should remain as this is a minor plat.
7. Show block information on the plat drawing
8. Sec. 23-116. - Administrative plats.
 5. Show the existing arrangement and dimensions of the existing lots, as platted and recorded, and the proposed consolidation, with new lots given new lot numbers to distinguish them the original lots.
9. A one-way road was previously shown in Doc. 2016032880. It is noted that this requirement shall be revisited when a site development plan submitted.
10. Include "Drainage and Detention Easement" plat certificate (Sec. 23-115.I.).

Otherwise, Engineering has no objections to the Tropoli Townhomes Replat.

Public Notification

Staff sent public notices to the local newspaper, and to the property owners within 200 feet of the subject property under consideration for the Rezoning and SUP application.

Opposition to or Support of Proposed Request

To-date, Staff has not received any notices in support or in opposition of the proposed replat request.

RECOMMENDATION:

Staff recommends the approval of the Tropoli Townhomes Replat and to forward it to City Council for final consideration and approval.