



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: August 27, 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. The proposed final replat consists of 1.886 ACRES, 12 LOTS, 1 BLOCK, and 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: Public Hearing Item.

BUDGETED AMOUNT: None.

FUNDS REQUESTED: None.

FUND: None

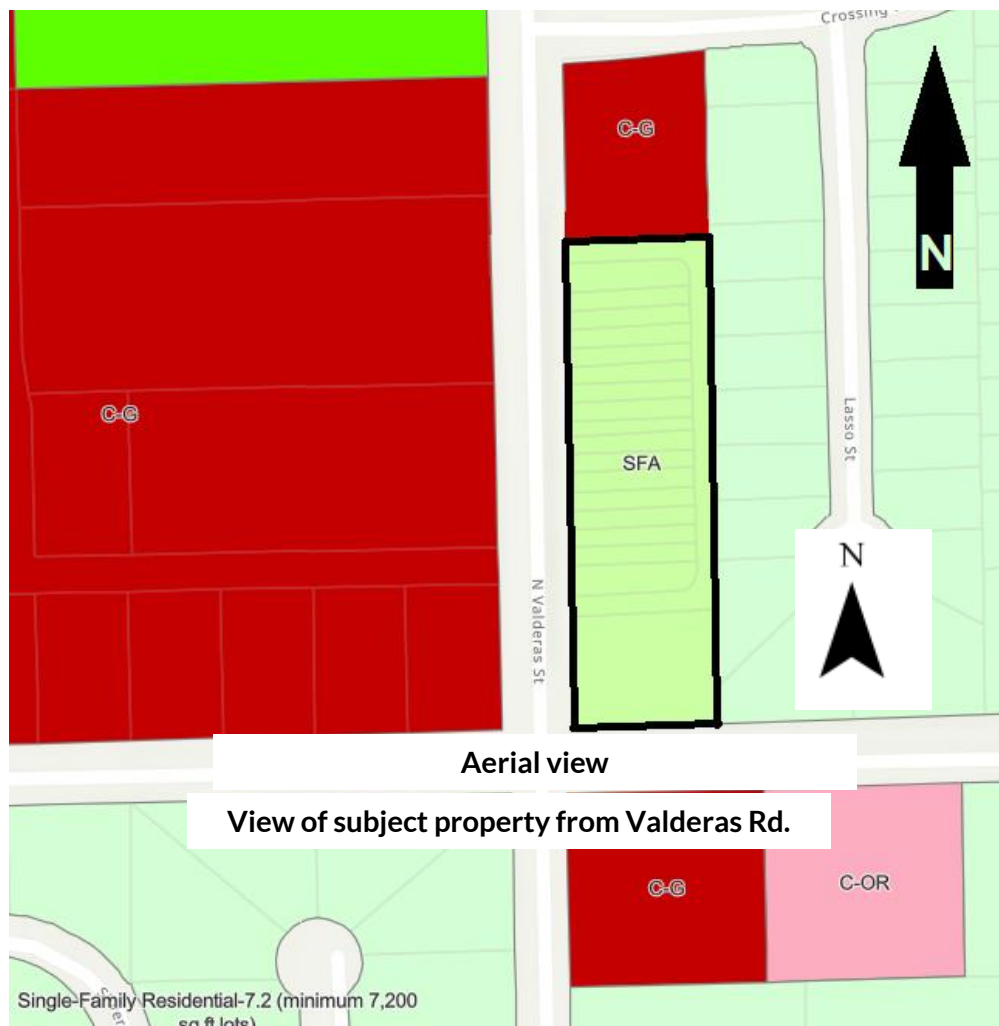
EXECUTIVE SUMMARY:

City Council is asked to conduct a public hearing, hold discussion and take possible action on a recommendation regarding a request for approval of the Tropoli Townhomes Replat, BEING THE REPLAT OF THE TRIPOLI 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.

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 lots 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. All comments have been cleared and City 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 replat request.

The Planning and Zoning Commission held the public hearing on August 1, 2024 and voted 6-0 to forward this replat to the City Council with a positive recommendation of approval. (Record of Proceedings are attached).

RECOMMENDATION:

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