

## **PLANNING AND ZONING COMMISSION STAFF REPORT**

**DATE:** March 25, 2025

**TO:** Planning and Zoning Commission

**FROM:** Susana Huerta, AICP, Planning & Zoning Director

**THROUGH:** Crystal Caldera, Ph.D., City Manager

**SUBJECT:** Presentation, Discussion, and Consider Recommendation to Approve an Amending Subdivision Plat of the Correction Plat of Linkwood Addition Subdivision Establishing Block 41, With a Request for a Variance to Chapter 10 Subdivisions, a Requirement for Construction of a Sidewalk, Block D, CB 4446A for Approximately 0.427 acres, Located at 7500 and 7504 Linkside Drive. S. Huerta, Planning and Zoning Director

### **PURPOSE**

**SUMMARY:** This is a request by Meals Myers Engineering and Surveying LLC on behalf of Katrina N. Garcia and Jim J. Garcia for an amending plat of approximately 0.427 acres of land located at 7500 and 7504 Linkside Drive. The request is intended to facilitate an addition to the existence residence.

The property owner wishes to build an addition to the existing home, but it will not fit within the current lot lines. The property owner owns the adjoining lot and intends to amend the currently platted lot to incorporate the additional land. This will allow them to construct the proposed home addition.

The requested amending plat proposes to combine the property into one new lot (Lot 41). The 0.427-acre lot labeled as Lot 41, will provide access from both Linkside Street and Linkcrest Street.

The City Engineer has reviewed the plat document and all other associated analysis and infrastructure design elements and has determined that the plat is in substantial conformance with the regulations of Chapter 10, Subdivisions, with the exception of the construction of a sidewalk. The applicant has submitted a request for a variance to this requirement.

Additionally, Per Section 212.010 of the Local Government Code, "the municipal authority responsible for approving plats shall approve if:

- 1) it conforms to the general plan of the municipality and it's current and future streets, alleys parks, playgrounds, and public utility facilities; and
- 2) it conforms to the general plan for the extension of the municipality and it's roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction taking into account access to an extension of sewer and water mains and the instrumentalities of public utilities; and

3) a bond required under Section 212.106, if applicable, is filed with the municipality;  
and

4) it conforms to any rules adopted under Section 212.002.

**FISCAL IMPACT**

The proposed new improvements will increase the taxable value of the property and therefore increase the City's property tax base.

**RECOMMENDATION**

The amending request has been found to be in substantial conformance to Chapter 10, Subdivisions with the exception of the sidewalk requirement. The City Engineer and staff recommend approval contingent on the outcome of the sidewalk variance request.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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Susana Huerta, AICP  
Planning and Zoning Director