

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: May 28, 2024
TO: Planning and Zoning Commission
FROM: Melinda Moritz, Public Works Director
THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Public Hearing, and Possible Action to Approve a Replat of Lot 19, Block 5, CB 4429, Bandera Exchange Subdivision Unit 13-A to Lots 24 and 25, Block 5, CB 4429, River City Wurzbach Subdivision, Being a 2.886 Acre Tract of Land Located in the 5300 Block of Wurzbach Road

PURPOSE:

To consider approval of a replat of Lot 19, Block 5, CB 4429, Bandera Exchange Subdivision Unit 13-A to Lots 24 and 25, Block 5, CB 4429, River City Wurzbach Subdivision, being a 2.886-acre tract of land, located in the 5300 Block of Wurzbach Road.

HISTORY:

- 1949 – Platted as Lots 1-10, Block 5, Rollingwood Estates Subdivision
- 1990 – Rezoned from R-1 Single Family Dwelling District to B-3 Commercial District
- 1991 – replatted as Lot 17, Block 5, CB 4429, Bandera Exchange Unit 13 Subdivision
- 1998 – replatted as Lots 18, 19, and 20, Block 5, CB 4429, Bandera Exchange Unit 13-A Subdivision
- 1999 – Structures were built

The property is developed and contains two office/shop type structures. The owner would like to plat each building separately, so each lot must be able to “stand alone”, i.e. parking, landscaping, setbacks, access to water and sewer. Per the City Engineer, the plat, buildings, and grounds meet all requirements of city code.

NOTIFICATION

Twelve (12) letters were sent to surrounding property owners.

0 - Opposed
0 – In Favor
0 – Undeliverable

FISCAL IMPACT:

The applicant has paid all fees associated with this project.

RECOMMENDATION

Staff and the City Engineer recommend approval of this replat.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Mindy Teague, Planning and Zoning Director