

ZONING COMMISSION STAFF REPORT

DATE: February 28, 2023
TO: Zoning Commission
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Crystal Caldera, City Manager

SUBJECT: Consider a recommendation on a subdivision replat of a total of 0.2686 acres of land, being Lots 5 and 1/2 of 6, Block L, CB 4446A, Linkwood Addition Subdivision, located in the 7600 block of Linkwood Street.

SPONSOR(S): N/A

PURPOSE

The purpose of this item is to consider a recommendation on a replat of a total of 0.2686 acres of land, being Lots 5 and ½ of 6, Block L, CB 4446A, Linkwood Addition Subdivision, located in the 7600 block of Linkwood Street. This action will create a new Lot 48, Block L, CB 4446A, Linkwood Addition Subdivision.

The owner is asking for variances to delay construction of a sidewalk and connecting to water and sewer until the building permit stage. Staff has no objection to this variance request. The property owner intends to construct a home, which would cross an existing lot line and therefore is required to replat both parcels into one lot prior to construction. The City Engineer has determined that the plat is substantial conformance with Chapter 10 Subdivision Regulations.

A total of 16 letters were sent to property owners within 200' of this request. As of this writing:

- 0 Letters in favor
- 0 Letters received in opposition.
- 0 Letters returned undeliverable.

SEE LEON VALLEY

Social Equity: Staff finds that this request meets all applicable local and state requirements for approval of a replat.

Economic Development: Replatting this property will allow for construction of a single-family dwelling, which will increase ad valorem taxes.

Environmental Stewardship: Building construction will conform to the 2021 International

Codes.

FISCAL IMPACT:

The applicant has paid all fees associated with replatting.

RECOMMENDATION

After careful review, Staff has no objection to this replat, nor to the request for a variance.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary