

## MAYOR AND COUNCIL COMMUNICATION

**DATE:** March 7, 2023  
**TO:** Mayor and Council  
**FROM:** Mindy Teague, Planning and Zoning Director  
**THROUGH:** Crystal Caldera, City Manager

**SUBJECT:** Presentation, Public Hearing, and Possible Action to Approve 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, With Requested Variances.

**SPONSOR(S):** N/A

### **PURPOSE**

The purpose of this item is to consider approval of 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 with requested variances. 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 to 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**

At their 2/28/23 meeting, Planning and Zoning Commission recommended approval of this request.

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

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary