

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**March 21, 2013**



**RP12-29: proposed Replat of Lots 1 and 6, and part of Lots 2 and 7 in Block 4  
of Highland Park Addition**

**SIZE AND LOCATION:** 0.5021 acres of land located on the northeast edge of Jefferson Street between Aspen Street and College Main Street

**EXISTING LAND USE:** single-family residential

**ZONING:** Residential District – 5000 (RD-5) (Proposed PD-H)

**APPLICANT(S):** Roy Mundy

**AGENT:** Carlomagno Surveying

**STAFF CONTACT:** Maggie Dalton, Staff Planner



**BACKGROUND:**

The applicant is proposing to replat Lots 1 and 6, part of Lots 2 and 7 in Block 4 of the Highland Park Addition into twelve townhome lots, proposed lots 1R-12R. The subject property is currently zoned Residential District – 5000 (RD-5). The request is made to create additional townhome lots proposed to be sold to young professionals and as game day properties to Former Students. This replat is contingent upon City Councils approval of the related rezoning case for the property (see case RZ13-01). If the case is approved, the lots will conform to the requirements of the Development Agreement for the rezoning. The proposed replat involves the installation of a public sidewalk along Jefferson Street and Aspen Street and the installation of a new water and sewer line along Jefferson. Parkland dedication and development fees are also being assessed as the result of the addition of the new lots.

**RECOMMENDATION:**

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat, **subject to City Councils approval of rezoning case RZ13-01.**