

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

March 21, 2013



RP13-02: proposed Replat of Lots 1-3 and part of Lot 4 in Block 4 of Woodlawn Addition

SIZE AND LOCATION: 0.41 acres of land located at the west corner of Beck Street and Birch Street

EXISTING LAND USE: single-family residential

ZONING: Mixed Use Residential District (MU-1)

APPLICANT(S): Manuel Lopez

AGENT: Garrett Engineering

STAFF CONTACT: Maggie Dalton, Staff Planner



BACKGROUND:

The applicant is proposing to replat Lots 1-3 and part of Lot 4 in Block 4 of the Woodlawn Addition into two lots (proposed Lots 1R and 2R). The subject property is currently zoned Mixed Use Residential District (MU-1). The request is being made to clean up the existing lot lines and to place the current homes on individual lots. Approval of this case is contingent upon City Council's approval of right-of-way abandonment on Beck Street in order to meet minimum lot standards for MU-1 zoning (see case RA13-02). With the approval of case RA13-02, each new lot will exceed the minimum dimensional standards required of lots in the MU-1 zoning districts. The proposed replat does not require the installation of public infrastructure as the property is going from four lots to two 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 Right-of-way Abandonment case RA13-02.**