

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



January 16, 2014

RP13-17: proposed Replat in Block 7 of the Oliver Addition

SIZE AND LOCATION: 0.26 acres of land located in the northeast corner of Commerce Street and Lee Avenue

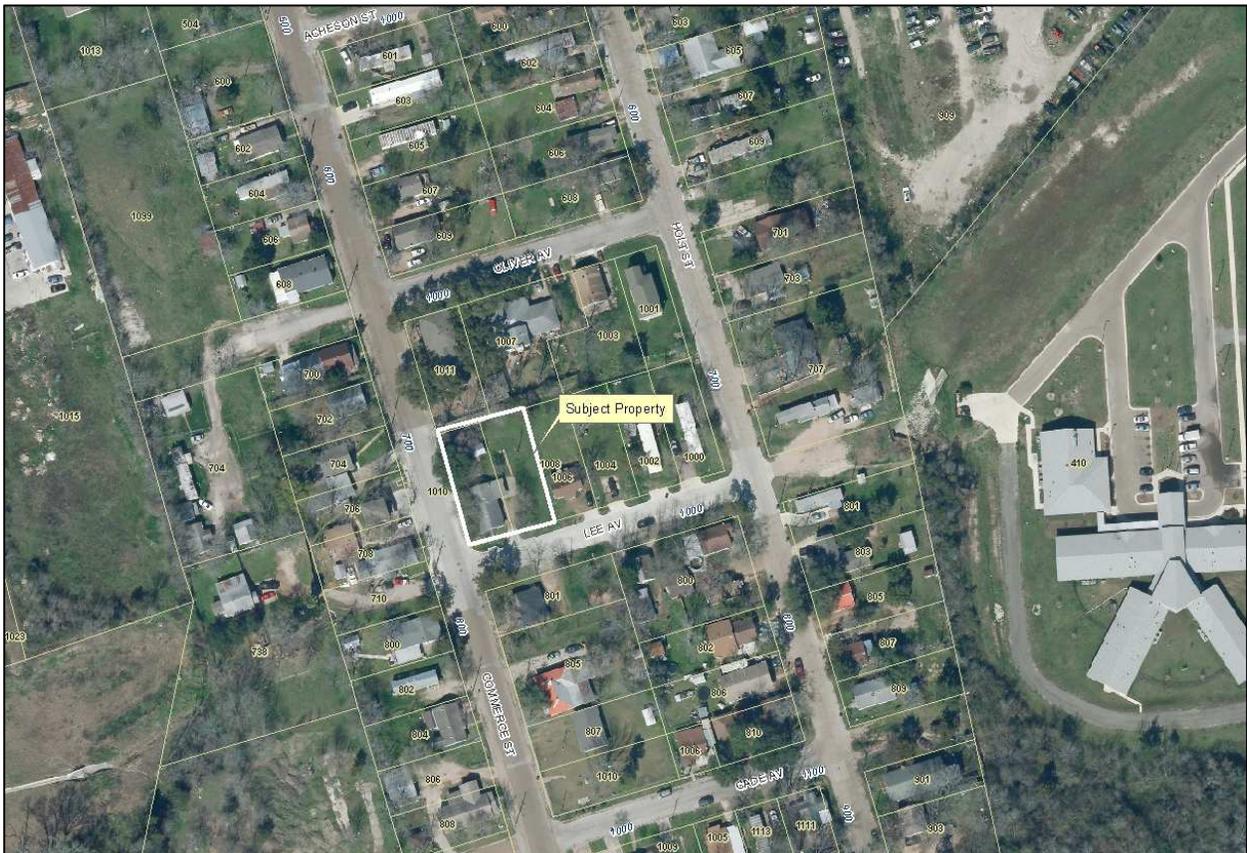
EXISTING LAND USE: single-family home site, vacant lot

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Salomon Hernandez

AGENT: Carlomagno Surveying – Jason Bailey

STAFF CONTACT: Matthew Hilgemeier, Staff Planner



BACKGROUND AND RECOMMENDATION:

The applicant, Mr. Salomon Hernandez, wishes to reconfigure Lots 7 and 8 in Block 7 of the Oliver Addition into one new lot (proposed Lot 7R). The subject property is currently zoned Residential District – 5000 (RD-5) and is occupied by one single family residence at the corner of Commerce Street and Lee Avenue. No new public infrastructure is required in conjunction with this replat.

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.