

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



August 21, 2014

**RP14-07: proposed Replat of a portion of Phillips Addition, Block 3
and a portion of JP Mitchell's Addition, Block 62**

SIZE AND LOCATION: 0.876 acres of land located on the northeast side of the intersection of East 29th Street and South Hutchins Street

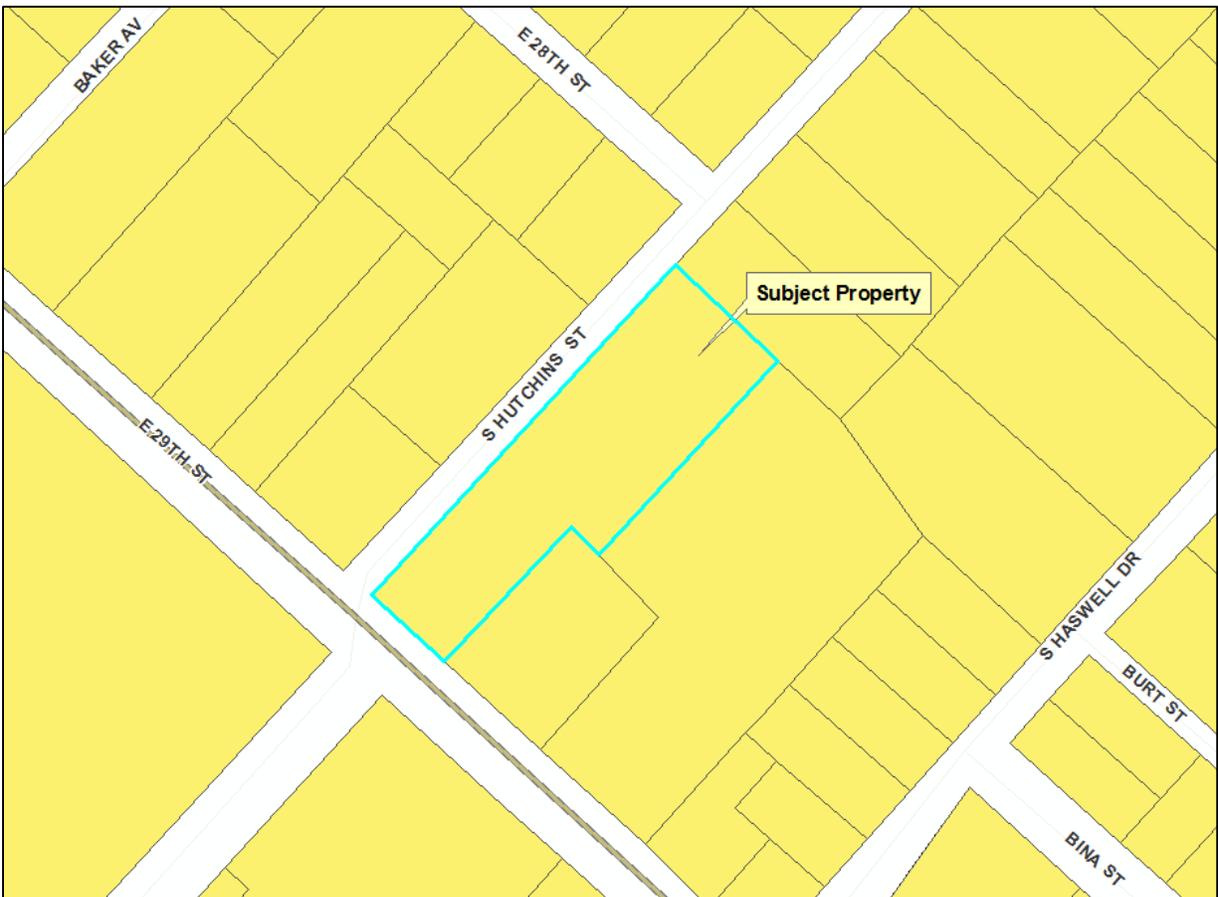
EXISTING LAND USE: Vacant

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Laurence Marino

AGENT: J4 Engineering

STAFF CONTACT: Maggie Dalton, Staff Planner



BACKGROUND AND RECOMMENDATION:

With this replat, the applicants are proposing to replat portions of Block 3 of the Phillips Addition and Block 62 of the JP Mitchell Addition into five lots, each of which is proposed to be a minimum of 5,613 square feet in size. The subject property is currently zoned Residential District – 5000 (RD-5). Parkland dedication and development fees are required for the five lots. Sidewalk fees for Hutchins Street are also required as a result of this replat.

Related to this replat request, the applicant has requested a variance from the minimum 100-foot lot depth that is required for lots in RD-5 zoning districts (case no. PV14-08). That variance request is also scheduled for consideration by the Commission during its August 21st, 2014 meeting. Staff recommends approving that variance request as described in greater detail in the staff report for that request.

With prior approval of the related lot depth variance (case no. PV14-08) by the Commission, this proposed replat will conform to all applicable codes and ordinances and staff recommends **approving** the proposed replat.