

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

November 20, 2014



**RP14-27: proposed Replat of Lots 9 and 10 and 1,000 square feet of public alley right of way that has been requested to be abandoned in Block 10 of the Washington Heights Subdivision**

**SIZE AND LOCATION:** 0.287 acres of land currently addressed as 1300 and 1304 Red Oak Street and located at north corner of the intersection of Red Oak Street and Madison Avenue

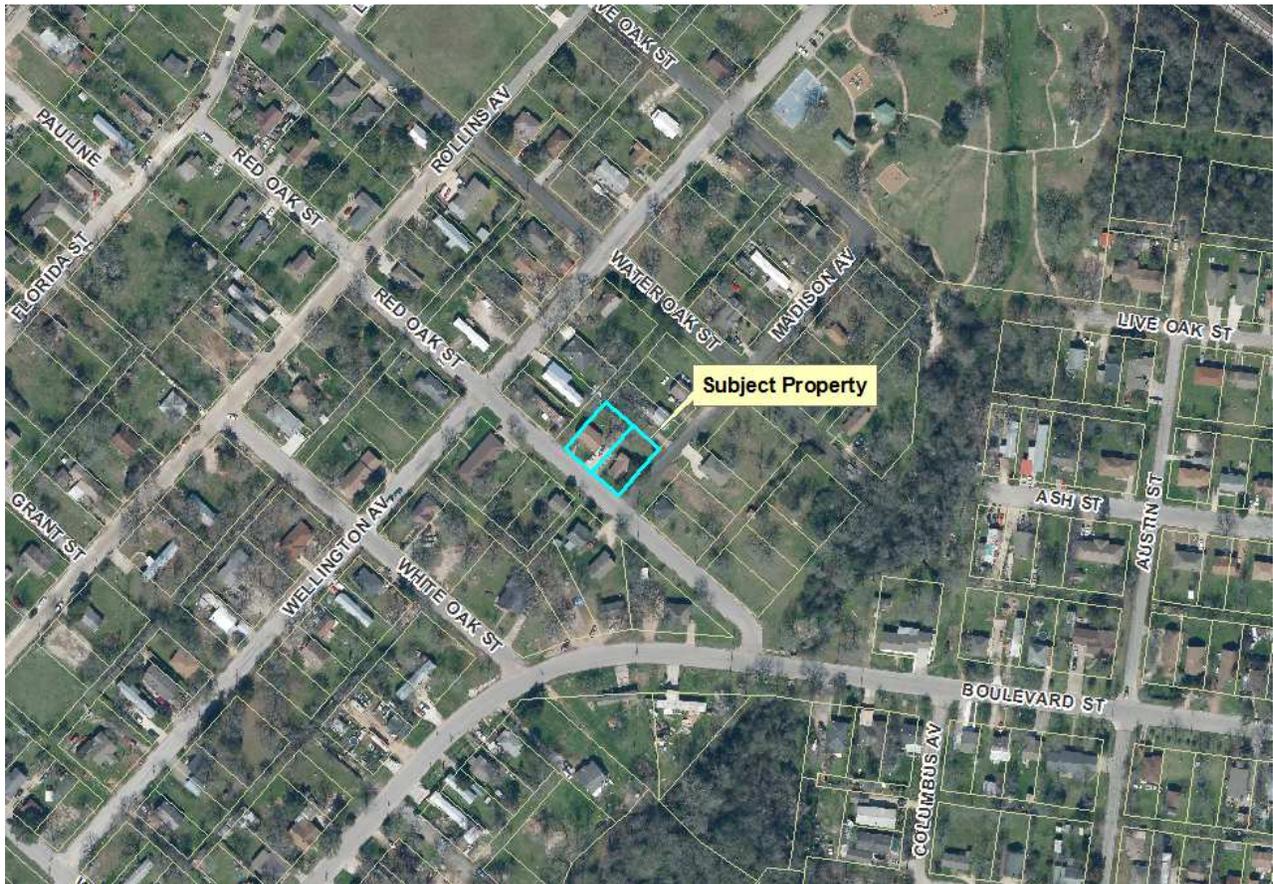
**EXISTING LAND USE:** single-family residences

**ZONING:** Mixed Use Residential (MU-1)

**APPLICANT(S):** Gilbert Barron

**AGENT:** Kerr Surveying, LLC

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



## **BACKGROUND AND RECOMMENDATION:**

The applicant is proposing to reconfigure two single-family residential lots that are currently platted to front Madison Avenue (Lots 9 and 10 in Block 10 of Washington Heights Subdivision) into two single-family residential lots that are proposed to front Red Oak Street. Currently, there are two single-family homes located on Lot 10. The proposed reconfiguration will place each home on its own respective lot.

A related right-of-way abandonment request for a portion of the public alley in this block (case no. RA14-09) is also scheduled for consideration by the Commission during its November 20, 2014 meeting. The proposed replat also proposes to incorporate 1,000 square feet of alley right-of-way that has been requested to be abandoned into proposed Lot 10R. The abandonment and replat will thereby eliminate a building encroachment into what is currently an unimproved public alley.

The Site Development Review Committee and staff recommend approving the proposed replat, subject to City Council's approval of the right-of-way abandonment as it has been requested with case no. RA14-09. If that request is approved, then the proposed replat will conform to all requirements of applicable codes and ordinances.