

Draft Minutes for the November 7, 2017 Planning Commission Regular Meeting

PL-17-120: Public hearing and consideration of the replat of a portion of Lots 13, 14, 18 and 19, City Block 1015, Establishing Lots 18R and 19r, City Block 1015, with a waiver.

(Applicant: HMT; Case Manager: M. Greene)

Waiver: 1. To not require the construction of public sidewalks.

Mr. Greene presented the Staff report and recommended approval with the following requirements:

1. City and TxDOT review and approval of the TIA. Any required mitigation may necessitate changes to the approved final plat.
2. Determination from the Parks and Recreation Department regarding parkland dedication and development, and payment of applicable fees.
3. Approval of construction plans for public improvements.
4. Remove "or sufficient marker due to terrain" from Note 2 regarding monuments.
5. Approval of the Utility Service Agreement by NBU.

Mr. Greene stated Staff did not support the waiver request.

Commissioner Bearden inquired to the setbacks of the residential homes on Hill Avenue.

Mr. Greene responded approximately as little as 2 feet.

Discussion followed regarding Hill Avenue.

Chair Elrod asked if anyone wished to speak in favor.

Jay Brewer, 475 S. Academy Avenue, stated he was the owner of the subject property. He explained the reasoning for their request to replat the property. He stated there was no plans at that time to develop the lot with frontage on Hill Avenue. He stated it would not set a precedent for the street, citing the variation of lot sizes and widths in that area. He explained the road did not have a consistent width. He stated the installation of sidewalks on Hill Avenue as it existed would not be practical. He stated the proposed South Castell Avenue Master Plan proposed to extend Hill Avenue, therefore it would be redeveloped in the future.

Chair Elrod asked if anyone wished to speak in opposition.

No one spoke.

Motion by Vice Chair Edwards, seconded by Commissioner Bearden, to close the public hearing. The motion carried (6-0-0).

Motion by Commissioner Bearden, seconded by Commissioner Hoyt, to approve the replat of a portion of Lots 13, 14, 18 and 19, City Block 1015, Establishing Lots 18R and 19r, City Block 1015, with Staff recommendations and waiver. Motion carried (6-0-0).