

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 1, 2010**

### AGENDA PUBLIC HEARING ITEM: #4- RP101101 – Replat – Lot 1R-1 & Lot 1R-2, Jackson, Womack & Davis Subdivision (City Council District 5).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Replat of 0.5740 acres subdividing one non-residential lot into two non-residential lots. The subject property is zoned Commercial (C) District, and is located on the north side of E. Main Street west of N. Bagdad Road. The subject property is located within the Central Business District-Three (CBD-3) Overlay District. The owner is Juan Barbosa and the applicant/agent is E.D. Hill.

Mr. Barkman stated this replat is being submitted to subdivide one lot into two lots. The property is deeper than it is wide. It is being divided in a manner that the lot at the rear will not have direct access to a public right-of-way. Staff has required a cross access easement on Lot 1R-1 with frontage to allow Lot 1R-2 access to E. Main Street.

This condition will require an exception to the frontage requirements as required by Section 12.17.3 of the Unified Development Code, which requires that each lot shall face on a public street.

Platting exceptions must be approved by City Council per Section 12.14.1 of the Unified Development Code.

The Engineer has completed the technical revisions as requested by staff. Other than minor technical revisions and final submittal requirements prior to filing, this plat is recommended for conditional approval by the Commission.

Conditional approval of this plat by the Planning & Zoning Commission shall constitute approval subject to conformity with the prescribed conditions, but shall constitute disapproval until such conditions are met.

With the exception of the items listed as conditions of approval, this plat is in substantial compliance with the technical requirements of the Unified Development Code.

Mr. Barkman stated the Development Review Committee recommends approval of the Final Plat of Lots 1R-1 and 1R-2, Jackson Womack Davis Subdivision in conformance with the noted conditions and informational comments.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

The applicant E.D. Hill, 1810 Plum Creek Drive, Midlothian, TX was present representing the case.

Chairman Garrett noted there were no questions and no other speaker cards submitted for this case.

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There being no further discussion on the case, Commissioner Moss moved to close the public hearing and recommend approval of case RP101101 as presented by staff. The action and vote being recorded as follows:

Motion: Moss

Second: Koerth

Ayes: Garrett, Adams, Moss, Koerth, Motley, Waggoner, and Philipp.

Nays: None

Approved: **7-0**

Motion: **carried.**