



Legislation Text

File #: 18-517, **Version:** 1

TO: Mayor and Commissioners
FROM: Timothy Stillings, Director of Planning, Zoning, and Building
THROUGH: Mark Lauzier, City Manager
DATE: August 21, 2018

MINOR SUBDIVISION PLAT FOR HACKER OFFICE BUILDING, LOCATED AT 226 PALM COURT.

Recommended Action:

Motion to approve and certify the Minor Subdivision Plat for Hacker Office Building, by adopting the findings of fact and law, and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations (LDR) Section 2.4.5(K), Minor Subdivisions, LDR Section 3.2.3, Standards for Site Plan and/or Plat Actions, and LDR Section 3.1.1, Required Findings for Land Use and Land Development Applications.

Background:

The existing property is zoned Residential Office (RO) is situated on the east side of Palm Court, between George Bush Boulevard and NE 2nd Avenue and is within the Del-Ida Park Historic District. The property contains a new 2-story mixed-use building, which was approved for construction by the Historic Preservation Board on October 19, 2016. The new mixed-use building consists of 3,000 square feet of medical office, and one 2,594 square foot residential unit with an 11 space parking area on the ground floor.

A condition of the Certificate of Appropriateness and Class V Site Plan approval was that the subject property be replatted prior to issuance of the Certificate of Occupancy.

City staff has reviewed the plat and determined that all technical comments have been satisfied. Pursuant to LDR Section 2.4.5(K)(1), Minor Subdivision (Boundary Plat, Lot Split): Rule, the platting of a minor subdivision shall involve only the City Commission. The City Commission shall be the final authority in this subdivision process. The City Commission may approve or deny the final plat. Therefore, no additional Boards have specifically reviewed the plat for recommendation.

City Attorney Review:

N/A

Finance Department Review:

N/A

Funding Source:

N/A

Timing of Request:

Plat recordation is required prior to issuance of a Certificate of Occupancy.