

P&Z CASE NO. 417

200 & 216 GRANT AND 315 WESTOVER

REPLAT

OCTOBER 04, 2021



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

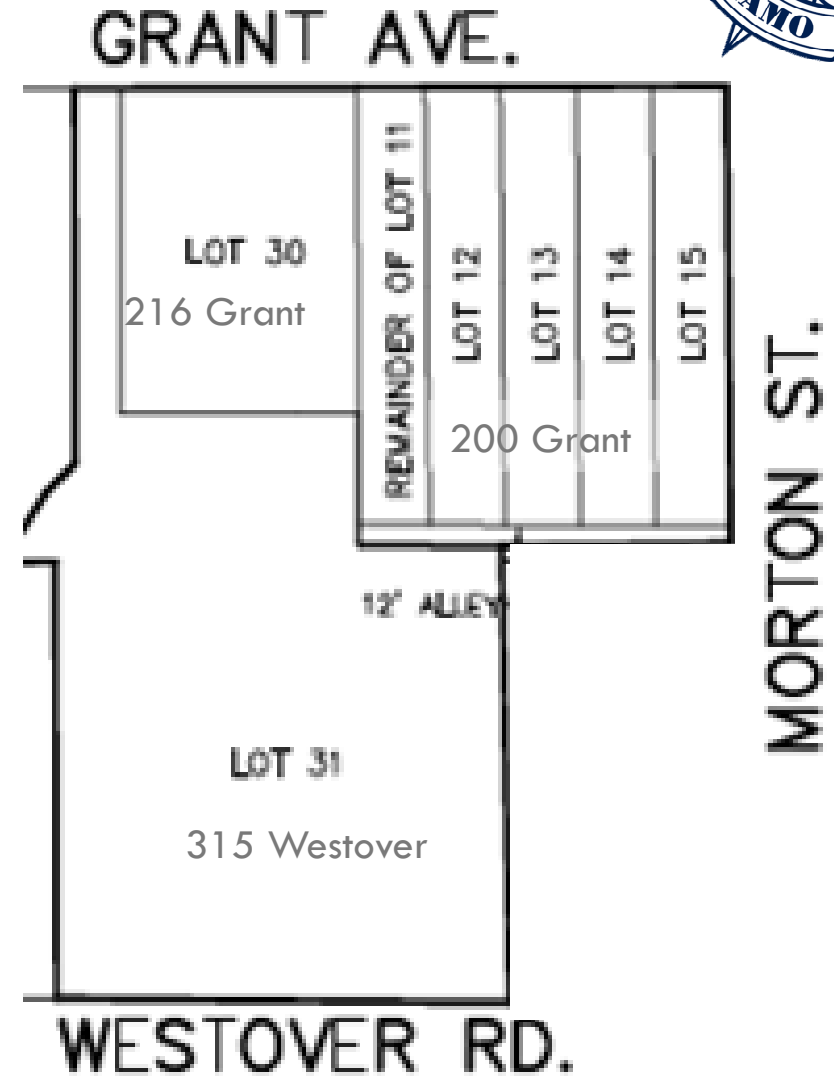
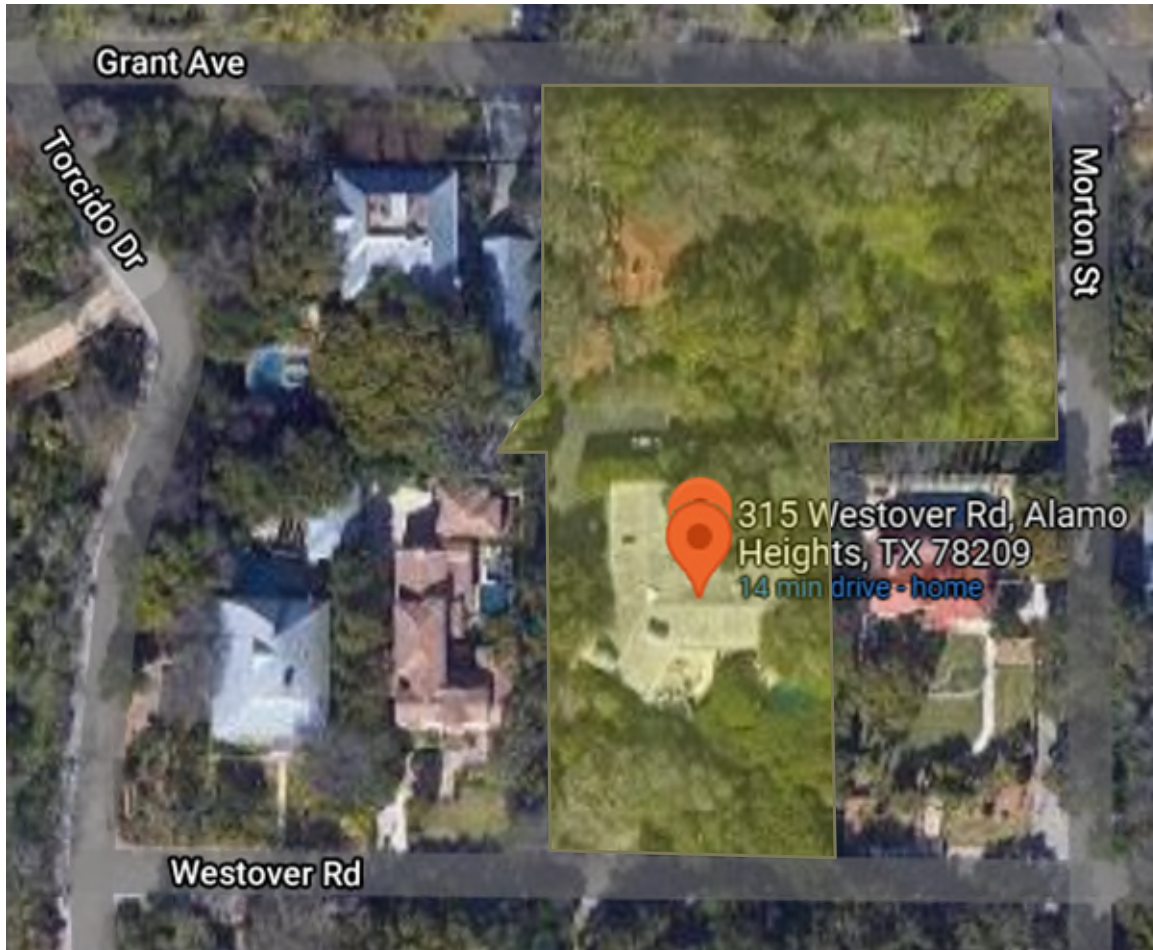
SUMMARY

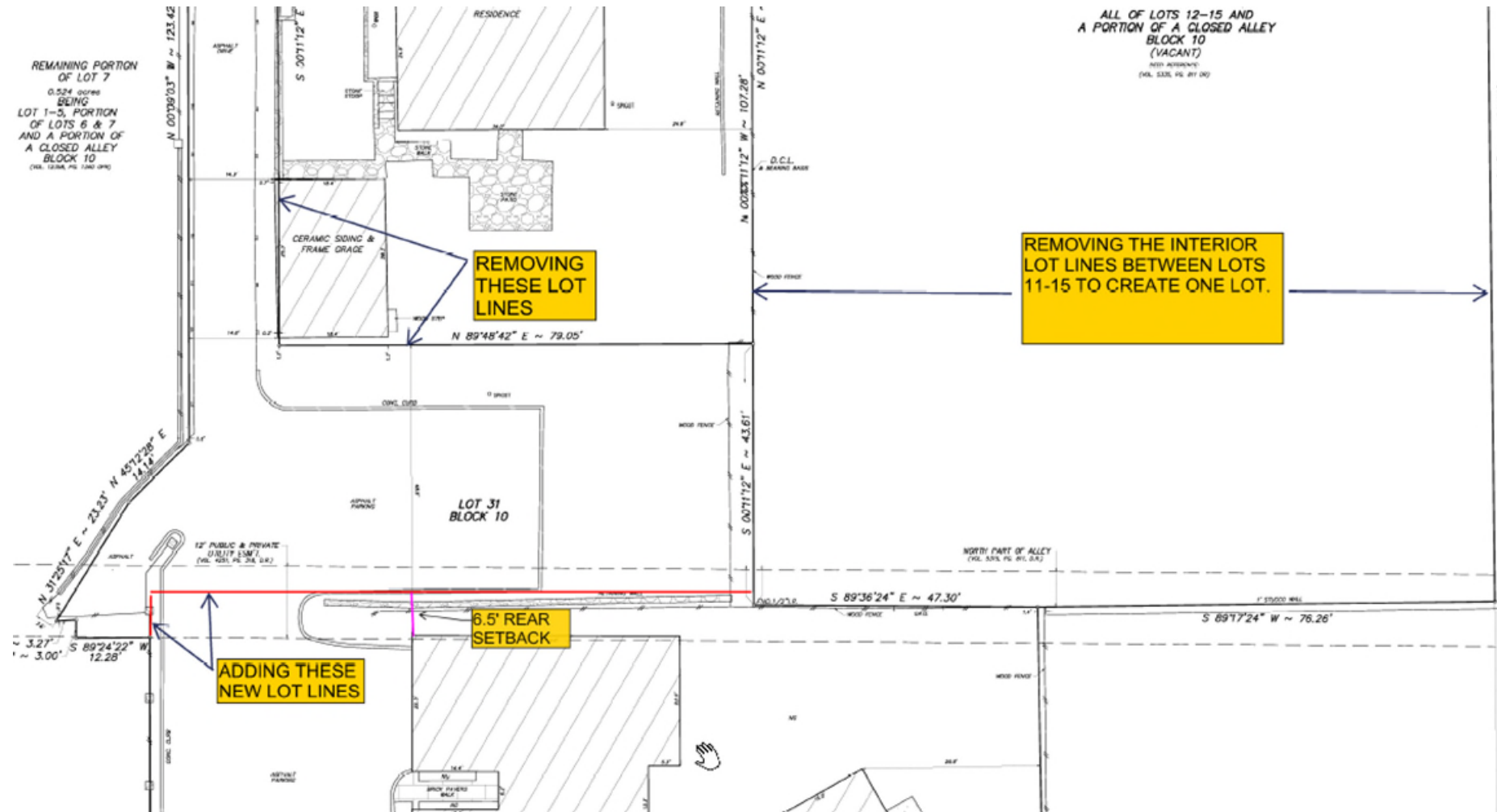


- The applicant is seeking to replat three (3) properties.
- Located between Torcido and Morton.
- Zoned Single-Family A (SF-A)



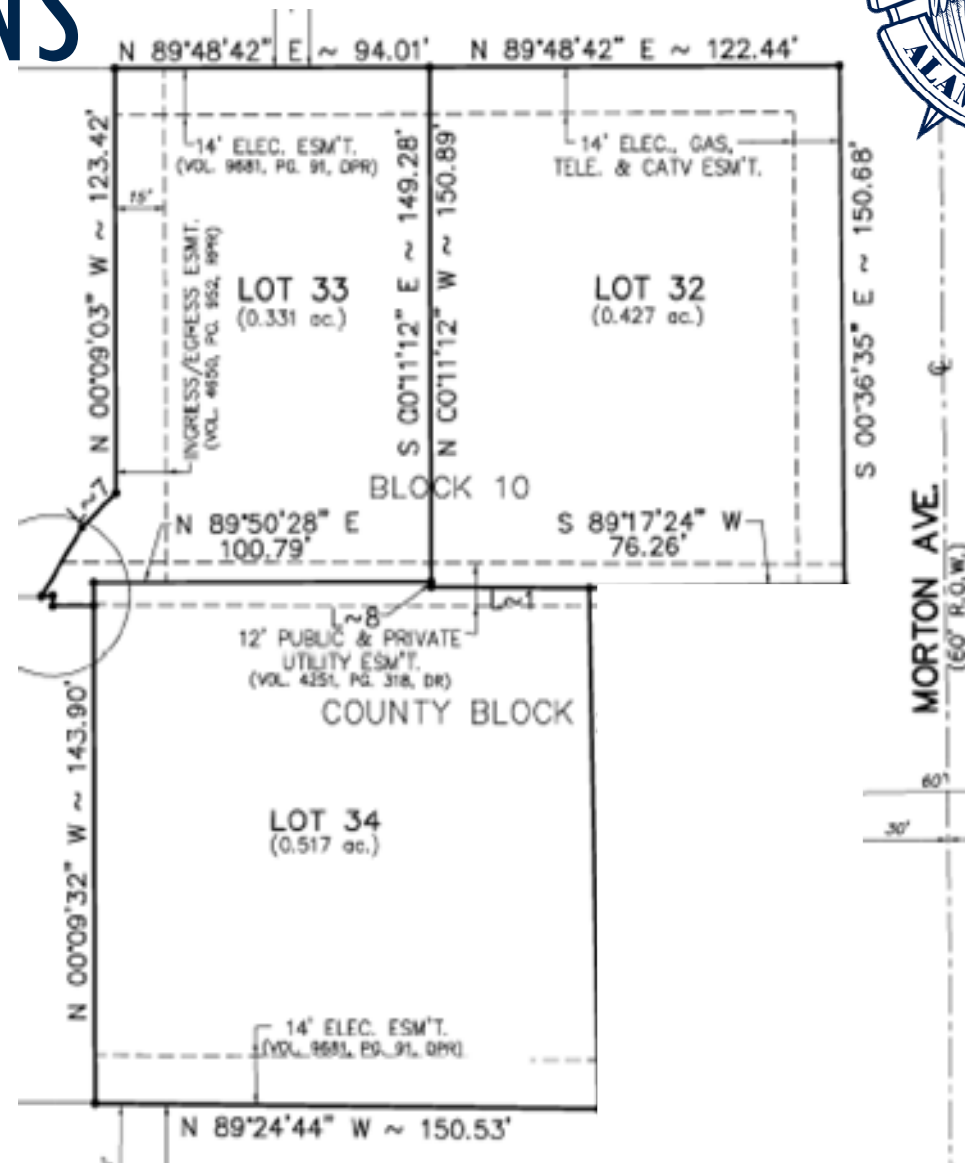
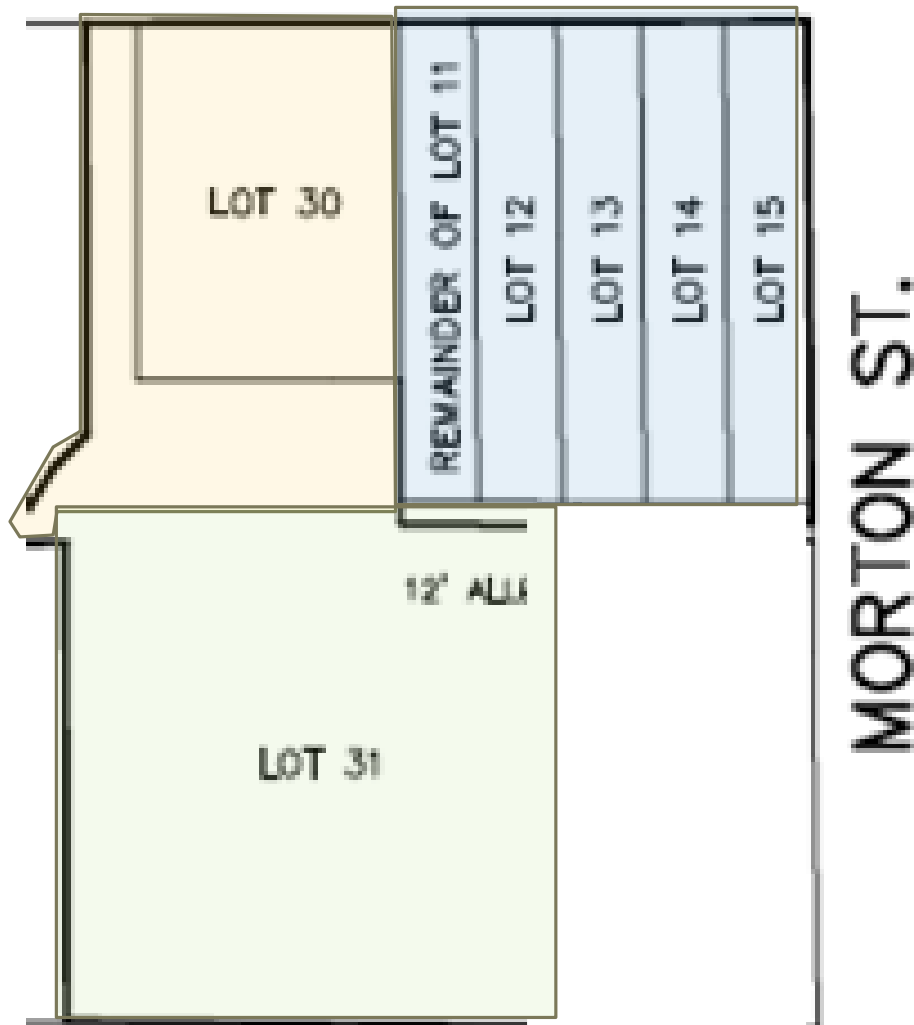
EXISTING CONDITIONS







PROPOSED CONDITIONS





POLICY ANALYSIS

- CPS, SAWS, and Public Works have given approval of the proposed replat regarding potential impact on utilities.
- 200 Grant (Lot 32) – Replat meets technical requirements listed in Chapter 3 Zoning and Chapter 17 Subdivision codes.
- 216 Grant (Lot 33) - Replat meets technical requirements listed in Chapter 3 Zoning and Chapter 17 Subdivision codes.
 - On September 21, 2021, the Architectural Review Board considered request to demolish existing structures and approved by Council on September 27, 2021.
 - The existing structures must be demolished prior to recordation.



POLICY ANALYSIS

- 315 Westover (Lot 34) – Replat meets technical requirement of Chapter 17 Subdivision code but does not meet Chapter 3 Zoning requirements. Preservation of the existing residence creates a nonconformity with the proposed 6.5ft rear yard setback to the existing main structure instead of the minimum 20ft required per Section 3-16.
- Required Plat Notes due to nonconformity
 - Lot 34 does not conform with the minimum required rear yard setback per the City's Zoning Code.
 - All new construction would be required to adhere to the City's Zoning Code at the time of permitting.



PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on the properties
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received:
 - Support: (1) Neutral: (0)
 - Oppose: (0)