



Legislation Text

File #: 21-3953, **Version:** 1

SD#20-021: Public hearing on a replat to create Lots 2-R-1 and 2-R-2, Block 1, First Baptist Church Addition, being 1.497 acres located at 1830 E. Broad Street; Coombs Land Surveying, surveyor; DCS&FK, L.P., owner; and First Baptist Church of Mansfield, owner

The purpose of the replat is to create two lots from the existing Lot 2. There is an existing medical office on Lot 2-R-1. Lot 2-R-2 is vacant but will be sold for a future commercial use.

The lots conform to the zoning and subdivision regulations except that Lot 2-R-2 does not have direct street frontage. The Subdivision Control Ordinance requires lots to have frontage on a public street. As is typical with commercial developments, Lot 2-R-2 will be accessed by a common access easement from East Broad Street. An off-site, 60-foot wide access and utility easement is being dedicated with this plat by the First Baptist Church on the church property to serve Lot 2-R-2.

Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed.

Staff recommends approval with the variance.

Attachments

Previously Approved Plat
Replat