

CITY OF GREEN  
**Planning Department Review**  
**PLANNING & ZONING COMMISSION**

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*December 16, 2020*

**Item 20-50**

**Hightower Estates No. 2 Replat**

(L. Seibert, Property Owner)

Location: 1576 Hightower Drive

Subdivision Replat

Zoning: R-1

**PLANNING DEPARTMENT**

The applicant is seeking to modify the property line between Lot 108 and Lot 109 of High Tower Estates No 2. Where the two properties are contiguous, a 25 ft strip of land would be split from Lot 109 and consolidated with Lot 108.

Lot 108 is currently 0.5020 acres in size and would become Lot 108R with 0.5651 acres. Lot 109 is currently 1.1042 acres in size and would become Lot 109R with 1.0411 acres. The area where the land transfer would occur is within a 50 ft wide drainage easement. This replat would not remove or alter the easement. The property owner of Lot 108 is aware of the drainage easement and understands that nothing can be built within the easement area.

Both lots are served by sanitary sewer.

**DESIGN REVIEW BOARD**

No review required.

**ENGINEERING**

No review required.

**FIRE**

No review required.

**ZONING**

No comments.

**STAFF RECOMMENDATION**

*Staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for acceptance of the replat.*