

Planning & Zoning Commission Agenda May 1, 2023

Agenda Item: Replat (Action Item)

Agenda Description:

Discuss, consider, and possible action on approving a replat regarding 8.549 acres of land known as Lots 1A, 2, & 3, Block 1, Zatlo Addition, in the D. Hunter Survey, Abstract No. 348 and the T. W. Baird Survey, Abstract No. 40, County of Johnson, Texas located at 248 Ranch Road.

Background Information:

HISTORY: Lot 1A was platted in 2022 and Lots 2 and 3 have never been platted. This replat is to plat all of the Zatlo property and create three residential lots. The subject property is within the floodplain but has provided the base flood elevation and minimum finished floor for each lot.

ZONING: This property is located within the City of Joshua's Extraterritorial Jurisdiction.

ANALYSIS: The proposed development of this property is to allow for the future construction of a residential home on each lot.

UTILITIES: Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

TRANSPORTATION: Rights-of-Way dedications are being dedicated with this plat.

RECOMMENDATION: This plat appears to meet the minimum requirements for a final plat as set forth in the City of Joshua Subdivision Ordinance therefore we recommend approval.

Financial Information:

N/A

City Contact:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Replat Application
- 2) Legal Description
- 3) Vicinity Map
- 4) JCSUD Approval Letter
- 5) Replat of Zatlo Addition