

## **PLANNING AND ZONING COMMISSION STAFF REPORT**

**DATE:** October 25, 2022

**TO:** Planning and Zoning Commission

**FROM:** Mindy Teague, Planning and Zoning Director

**THROUGH:** Crystal Caldera, City Manager

**SUBJECT:** Replat of a 3.865-acre tract of land, being Lots 68, 70, 71, and 72, CB 5784, Leon Valley Addition – Glass Service Subdivision, located at 6409 Grissom Road

### **PURPOSE**

The purpose of this item is to consider approval of a proposed replat of a 3.865-acre tract of land being Lots 68, 70, 71, and 72, CB 5784, Leon Valley Addition – Glass Service Subdivision to Lot 77, CB 5784, and establishing the Leon Valley Business Center Subdivision, generally located at 6409 Grissom Road.

The City Engineer has determined that the plat is substantial conformance with the regulations of Chapter 10, Subdivisions. The applicant is not requesting any variances to the platting requirements. Platting is required prior to any construction.

### **SEE LEON VALLEY**

**Social Equity:** The platting process assures that properties meet all local requirements and can be sold and purchased by all citizens legally.

**Economic Development:** Replatting this property will allow for construction of a business center on the new lot, which will increase ad valorem taxes.

**Environmental Stewardship:** Building construction will conform to the 2021 International Energy Code.

### **FISCAL IMPACT:**

The applicant has paid all fees associated with replatting.

### **STRATEGIC GOALS**

Goal # 1 - Economic Development · Objective F – Promote Leon Valley

### **RECOMMENDATION**

After careful review, Staff has no objection to this request.