

MAYOR AND COUNCIL COMMUNICATION

DATE: February 7, 2023
TO: Mayor and Council
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Crystal Caldera, City Manager

SUBJECT: The City Council is being asked to consider approval of a subdivision plat with requested variances to LVCC Chapter 10 Subdivision Regulation, creating a new Grass Hill Estates Subdivision, being approximately 21.352 acres of land located off Aids Dr, William Rancher Rd, Grass Hill Dr., and Samaritan Dr. and more particularly described in subdivision case file 2023-1.

SPONSOR(S): City of Leon Valley

PURPOSE

The purpose of this item is to consider approval of a subdivision plat creating the Grass Hill Estates Subdivision, with variance requests. The platting of these lots will create a new subdivision, setting out lot boundaries, setbacks, and future street dedications. Per the City Engineer the plat meets all the requirements, with the exception of construction plans for utilities, street construction, and sidewalks. Platting is required prior to the sale of this land.

We are requesting variances to the Leon Valley Code of Ordinances, Chapter 10 Subdivision Regulations, Article 10.02 Subdivision Ordinance, Division 5. Subdivision Plat Procedures, Sec. 10.02.203 Final subdivision plat and accompanying data, (d) Accompanying data, to allow sidewalk, street, and water and sewer main construction to the time of building construction. A stormwater construction project is currently underway on the land.

SEE LEON VALLEY

Social Equity - Requiring properties to be platted protects all property owners from potential title concerns.

Economic Development - Platted lots are typically more valuable than non-platted lots.

Environmental Stewardship - Platting a property assures stormwater concerns are addressed, which protects water sources.

FISCAL IMPACT:

The platting process is the first step in being able to develop the property, which will bring increased ad valorem and sales tax revenues.

STRATEGIC GOALS

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

RECOMMENDATION

At the January 24th Planning & Zoning Commission Meeting, the Commission recommended approval.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary