

PZ-2023-1  
Plat  
Grass Hill Estates Subdivision

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Planning & Zoning Director  
City Council Meeting  
February 7, 2023

# Summary

- Question
  - The City Council is being asked to consider approval of a subdivision plat, with variances, creating the Grass Hill Estates Subdivision
  - Approximately 21.352 acres of land, located off Aids Dr, William Rancher Rd, Grass Hill, and Samaritan Dr and more particularly described in Subdivision Case File 2023-1
  - Options
    1. Approval
    2. Denial
    3. Conditional approval
- Declaration
  - Recommend approval of the plat and variance requests

# Background

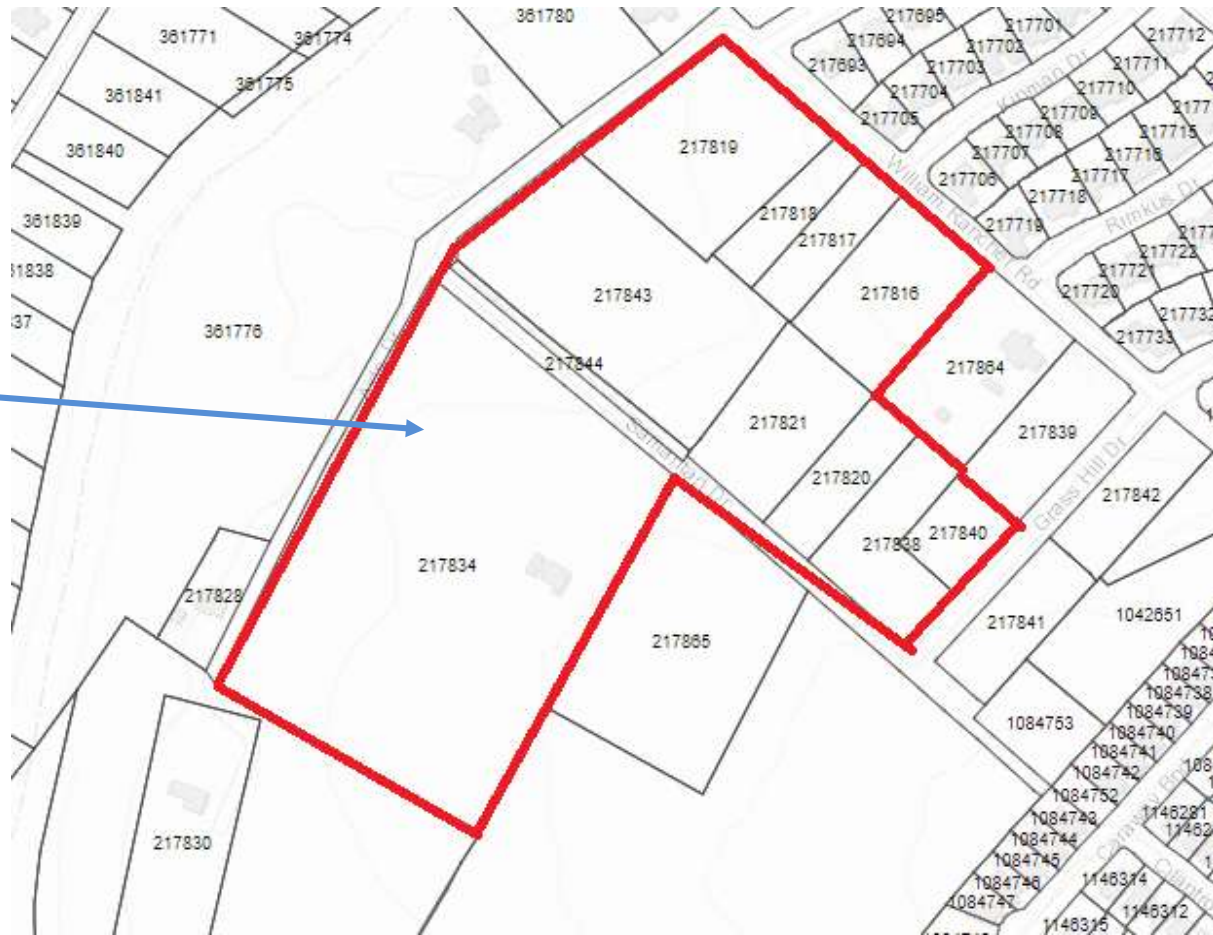
- This land was deeded to the City in 2017 as a part of a settlement agreement
- The land has never been platted and is required to be platted prior to being sold
- The platting of these lots will create a new subdivision, setting out lot boundaries, setbacks, utility easements, and future street dedications
- Per the City Engineer, the plat meets all requirements, except for construction of streets, sidewalks, and utilities

# Background

- Requesting variances to LVCC, 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 delay construction of water and sewer mains, streets, and sidewalks to the time of building construction

# BCAD Map

Property



# Aerial View





# 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



# S.E.E. Statement

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