

PC-2022-39
Replat
7612 & 7614 Linkwood

Mindy Teague
Planning & Zoning Director
Planning and Zoning Meeting
February 28, 2023

Summary

- Question
 - The Planning and Zoning Commission is being asked to consider approval of a replat
 - This is a 0.2686-acre of land, being Lots 5 and ½ of Lot 6, Block L CB 4446A, Linkwood Addition Subdivision, located in the 7600 block of Linkwood Street
 - Options
 1. Approval
 2. Denial
- Declaration
 - It recommended the replat be approved per state law

Background

- The Property owner owns both undeveloped lots
- He wishes to construct a single-family home, but is required to replat the lots in order to build
- The applicant is requesting variances to connect to water and sewer mains and required sidewalks at the time of construction
- Per the City Engineer the replat meets all the requirements
- Platting is required prior to any construction

BCAD Map

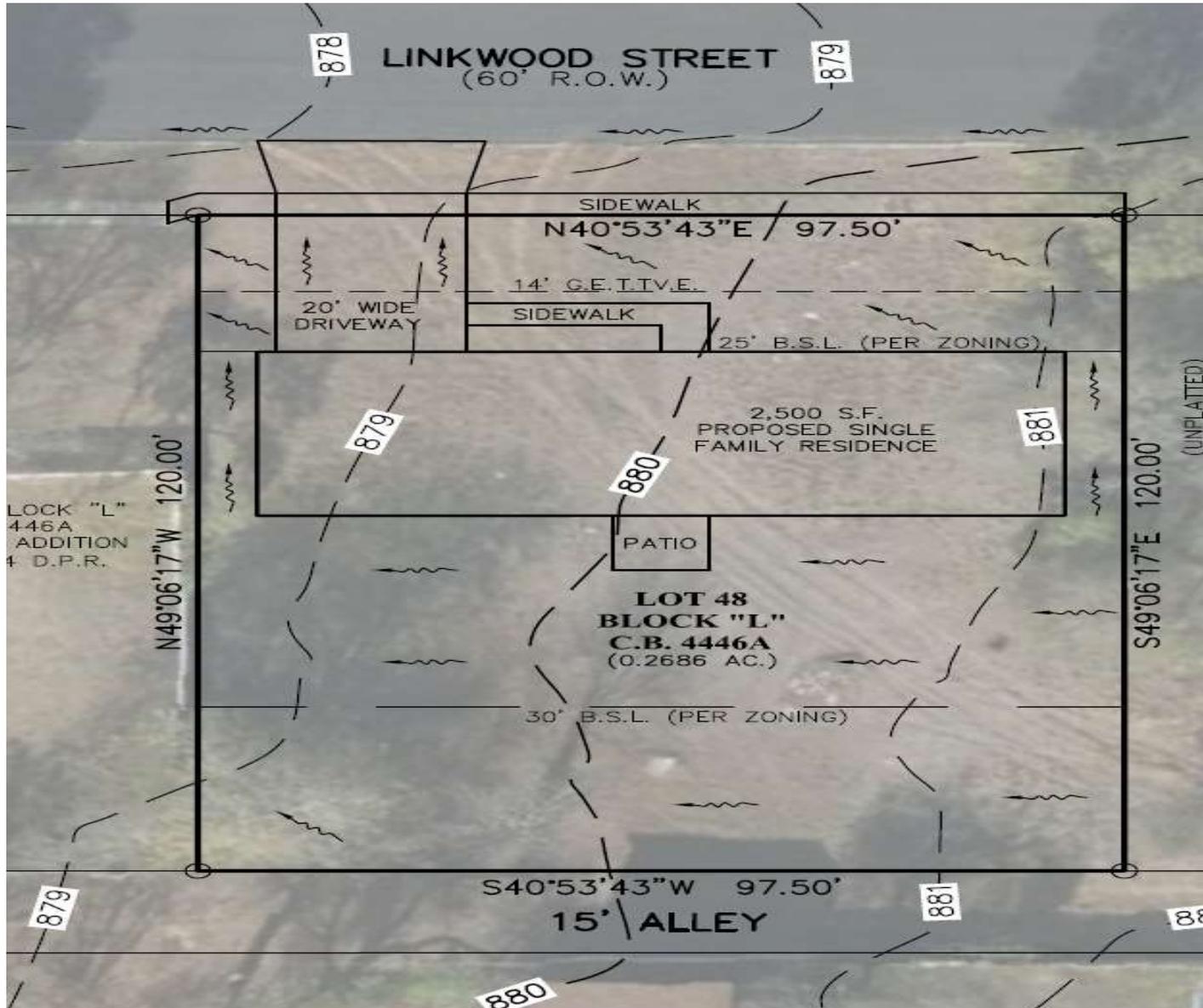
Property



Aerial View



Proposed Plan



Notification Process

- 16 Letters Sent
- 0 Letter in Favor
- 0 Letters in Opposition
- 0 Letter Undeliverable

Fiscal Impact

- N/A

S.E.E. Statement

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

Economic Development: A platted lot is typically more valuable than a non-platted lot in a municipality

Environmental Stewardship: Platting a property assures stormwater concerns are remediated, which protects water sources