

## **MAYOR AND COUNCIL COMMUNICATION**

**DATE:** June 6, 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 Replat, with Variance Requests, of a 0.3342 acre tract of land, being Lot 4, Block 3, CB 9903, Brisa Estates at Leon Valley Subdivision, located at 5301 Brisa Estates.

**SPONSOR(S):** N/A

### **PURPOSE**

The purpose of this item is to consider approval of a replat of 0.3342-acre tract of land, being Lot 4, Block 3, CB 9903, Brisa Estates at Leon Valley Subdivision, located at 5301 Brisa Estates.

The owner is asking for variances to delay construction of a sidewalk and connecting to water and sewer until the building permit stage. Staff have no objection to this variance request.

The property owner intends to construct a home.

The City Engineer has determined that the plat is substantial conformance with Chapter 10 Subdivision Regulations.

Platting is required prior to any construction.

A total of 21 letters were sent to property owners within 200' of this request. As of this writing:

- 0 Letters in favor
- 0 Letters received in opposition.
- 1 Letters returned undeliverable.

### **SEE LEON VALLEY**

Social Equity: Requiring replatting protects all property owners surrounding this site in the assurance of orderly development.

Economic Development: Replatting this property will allow for construction of a single-family dwelling.

Environmental Stewardship: Building construction will conform to the 2021 International Codes.

**FISCAL IMPACT:**

The applicant has paid all fees associated with replatting. The construction of a new home will increase ad valorem taxes.

**STRATEGIC GOALS**

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

**RECOMMENDATION**

The Planning and Zoning Commission recommended approval of the request at their May 23<sup>rd</sup> meeting.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary