

PZ-2022-38
Replat
5301 Brisa Estates

Mindy Teague
Planning & Zoning Director
City Council Meeting
June 6, 2023

Summary

- Question
 - City Council is being asked to consider approval of a replat, with variance requests
 - This is a 0.33-acre tract of land, being Lot 4, Blk 3, CB 9903, Brisa Estates – Subdivision, generally located at 5301 Brisa
- Options
 1. Approval
 2. Denial
 3. Conditional approval
- Declaration
 - It recommended the replat be approved per state law

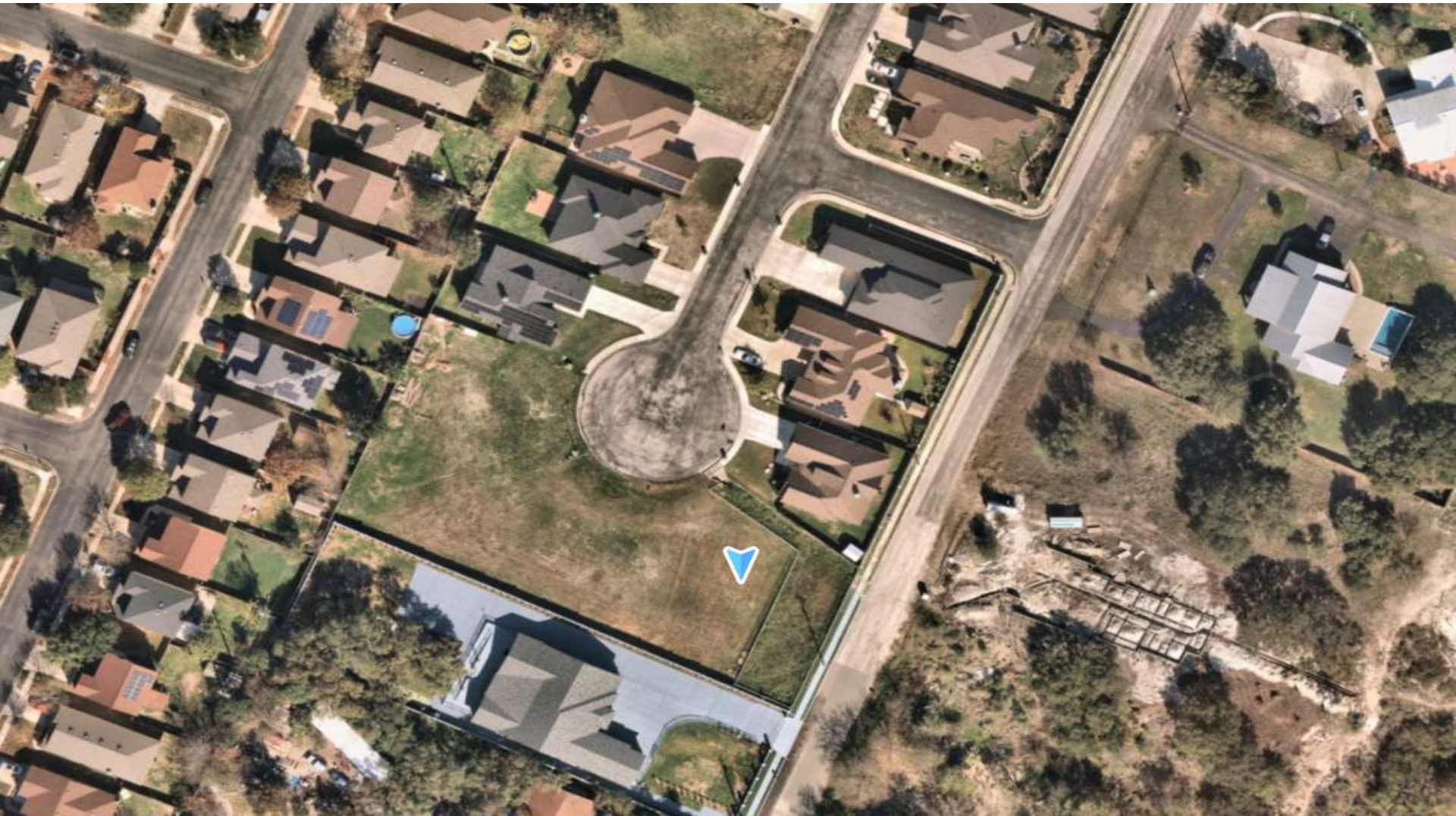
Background

- The property owner wishes to construct a single-family home, but is required to replat the lot in order to build
- The applicant is requesting variances to delay construction of a sidewalk and connecting to water and sewer until the building permit stage
- Per the City Engineer the replat meets all the requirements
- Platting is required prior to any construction

BCAD Map



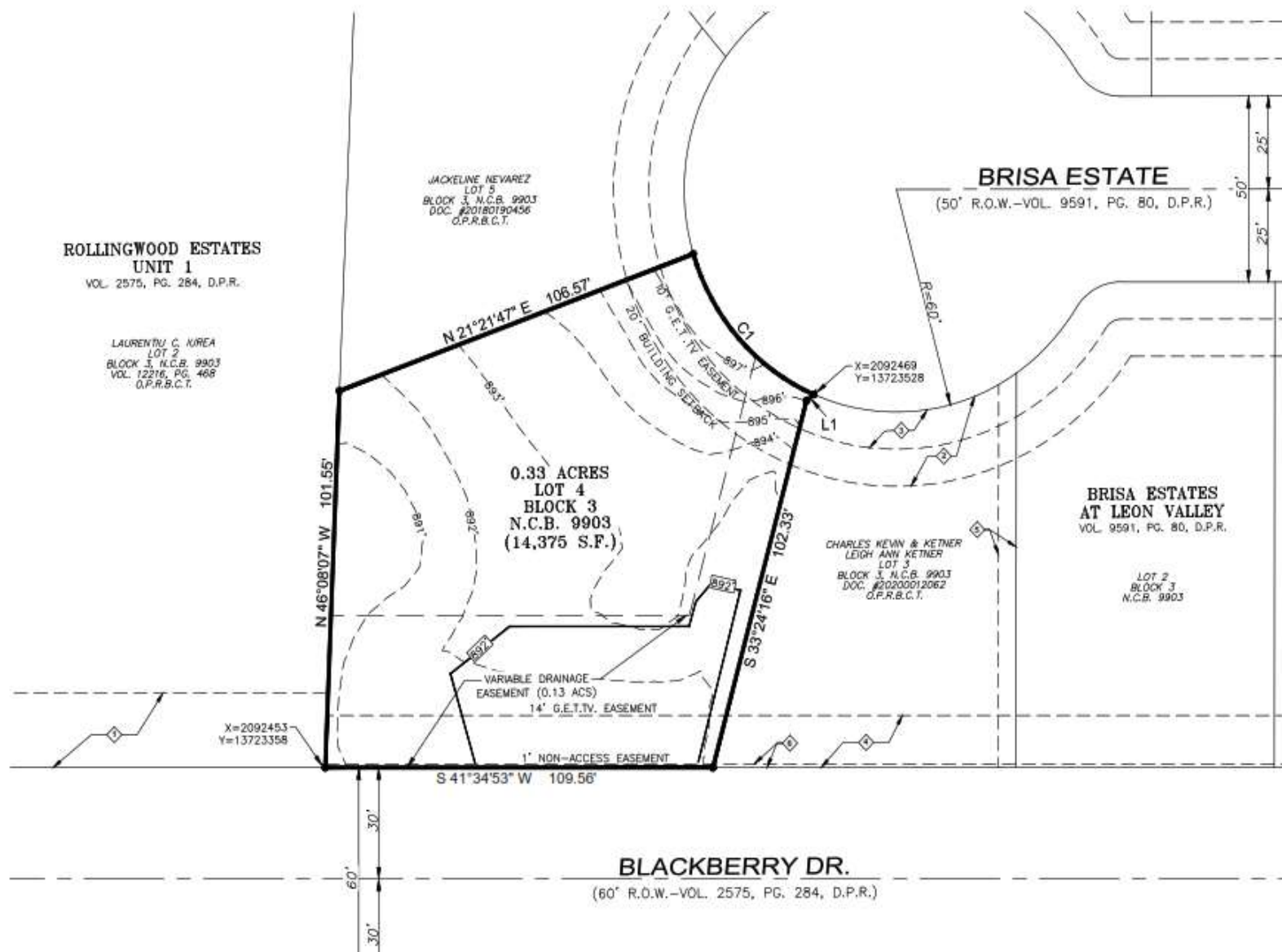
Aerial View



Zoning Map



Replat



Notification Process

- 21 Letters Sent
- 0 Letter in Favor
- 0 Letters in Opposition
- 1 Letter Undeliverable

Fiscal Impact

- The development of this lot will increase the ad valorem tax revenue of the city

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