

PZ-2023-1  
Plat  
Grass Hill Estates

Mindy Teague  
Planning & Zoning Director  
Planning and Zoning Meeting  
January 24, 2023

# Summary

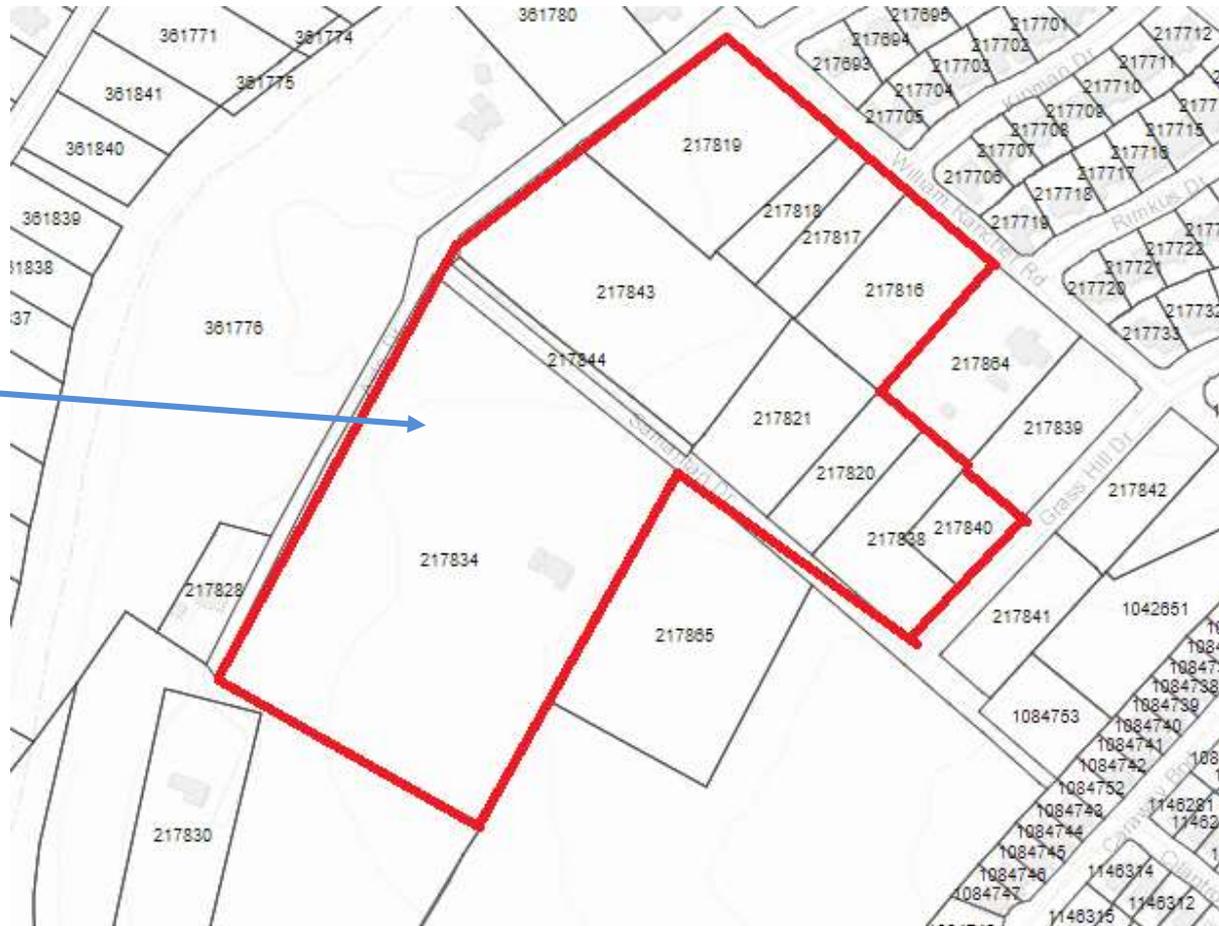
- Question
  - The Planning and Zoning Commission is being asked to consider approval of a subdivision plat
  - Being 21.352 acres of land, consisting of Parcel P-10B and P-10C (1.345 AC.) P-10D (0.622 AC.); P-10E (0.62 AC.); P-10F (2.027 AC.); P-10H (0.7 AC.), P-10J (0.7 AC.); P-10K (0.7 AC.); P-18 (0.7 AC.), P-19 (0.434 AC.); P-21 (0.514 AC.); P-23 (3.463 AC.); P-100 (0.2501 AC.), all out of the Felix Losoya Survey 187, ABS 432, CB 4430, and P15 (2.143 AC.), P16 (6.391 AC.), P-16A (1.0 AC) out of the Linnartz Tract, Felix Losoya Survey No. 187, ABS 432, CB4430, as recorded in the deed and property records of Bexar County, Texas
- Options
  1. Approval
  2. Denial
  3. Conditional approval
- Declaration
  - It's recommended the plat be approved per state law

# Background

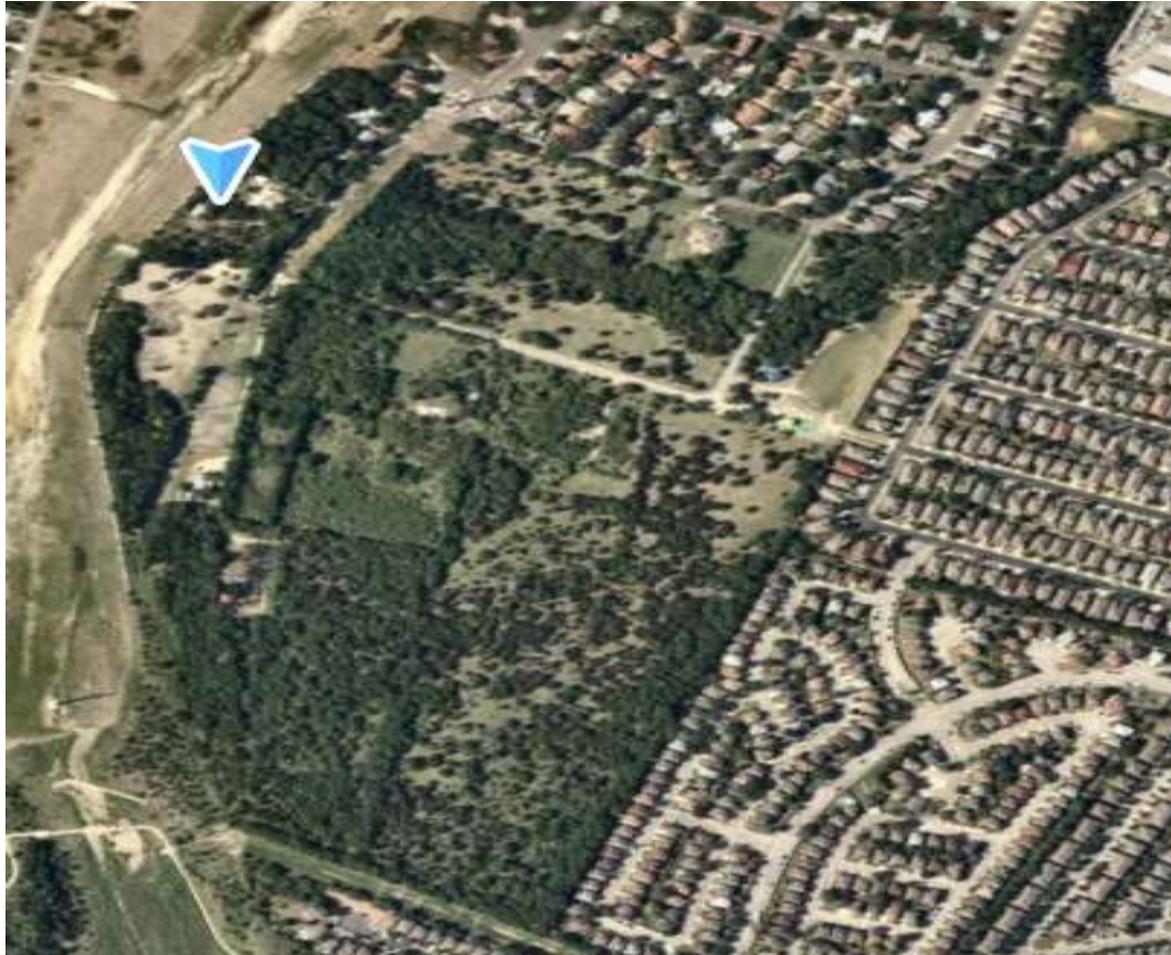
- The platting of these lots will create a new subdivision, setting out lot boundaries, setbacks, and future street dedications
- Per the City Engineer the plat meets all the requirements
- Requesting variances to construct water and sewer mains, and sidewalks to the time of time of building construction
- Platting is required prior to any 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: A platted lot is typically more valuable than a non-platted lot in a municipality

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