

PZ-2022-38
Replat
5301 Brisa Estates

Mindy Teague
Planning & Zoning Director
Planning and Zoning Meeting
May 23, 2023

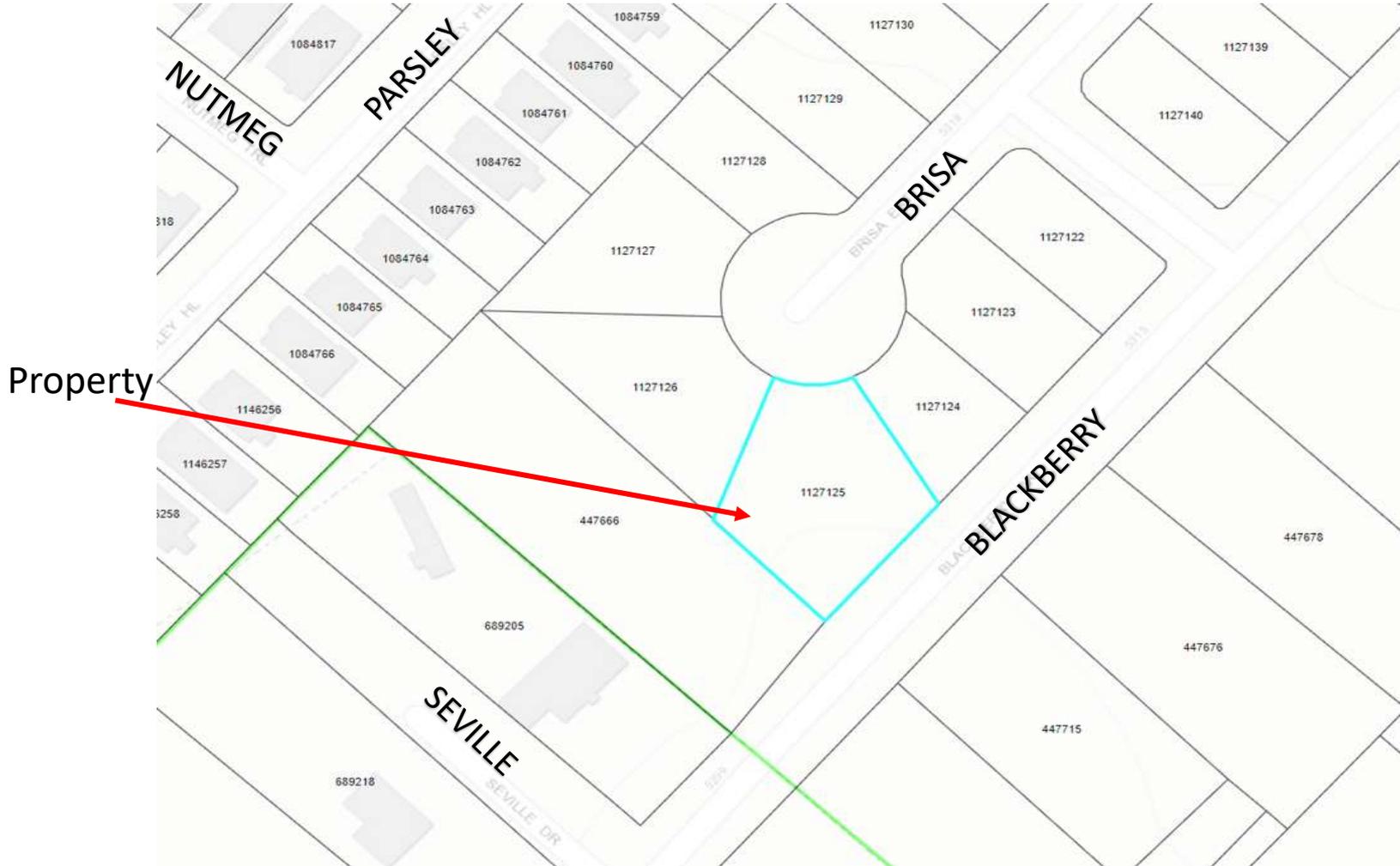
Summary

- Question
 - The Planning and Zoning Commission 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

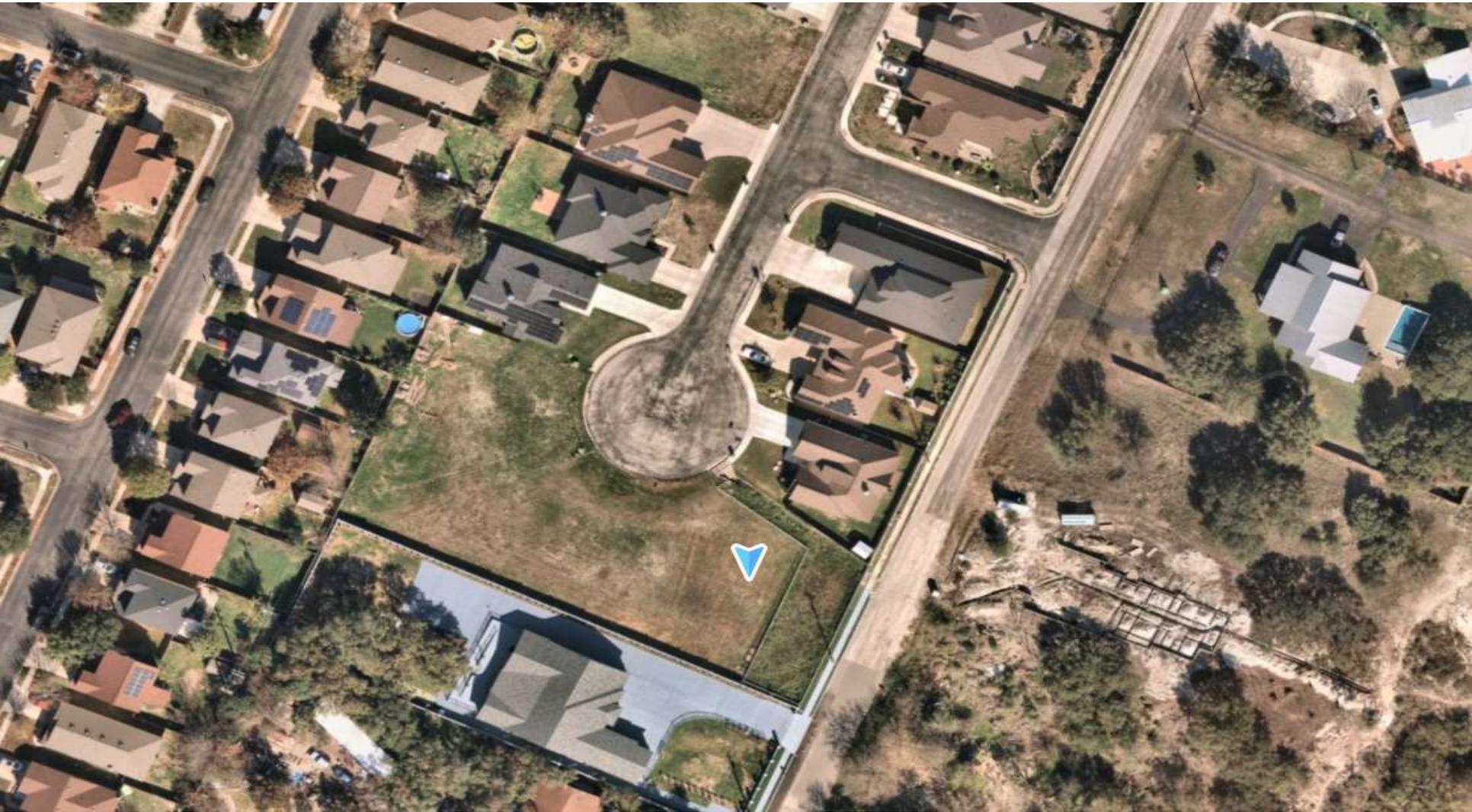
Background

- 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

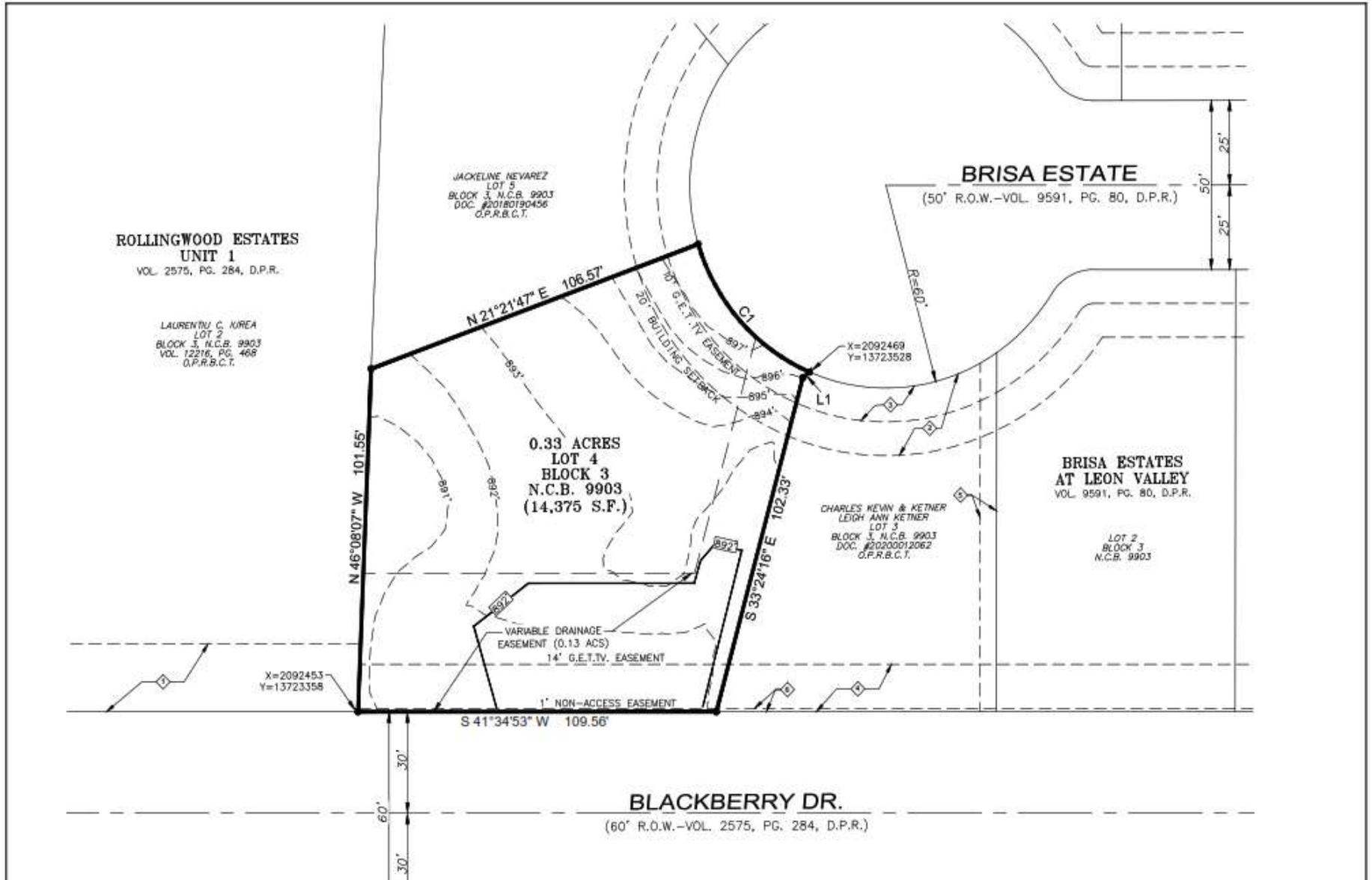


Zoning Map



-  Parcels
-  "B-1" Small Business District
-  "B-2" Retail District
-  "B-3" Commercial District
-  "I-1" Light Industrial District
-  "O-1" Office District
-  "R-1" Single-Family Dwelling District
-  "R-2" Two-Family Dwelling District
-  "R-3" Multiple-Family Dwelling District
-  "R-3A" Multiple-Family Retirement District
-  "R-4" Townhouse District
-  "R-5" Mobile Home District
-  "R-6" Garden House District
-  "R-7" Single-Family Medium Density District
-  "RE-1" Residential Estate District
-  City Limits

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