

ZONING COMMISSION STAFF REPORT

DATE: May 23, 2023
TO: Zoning Commission
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Crystal Caldera, City Manager

SUBJECT: The Planning and Zoning Commission is being asked to consider 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 a recommendation on 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 has 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

After careful review, Staff has no objection to this request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary