

PZ-2024-29
Preliminary Plat
6530 Samaritan
Seneca Trails Phase 1 Subdivision

Roque Salinas
Economic Development Director
Planning and Zoning Meeting
October 22, 2024

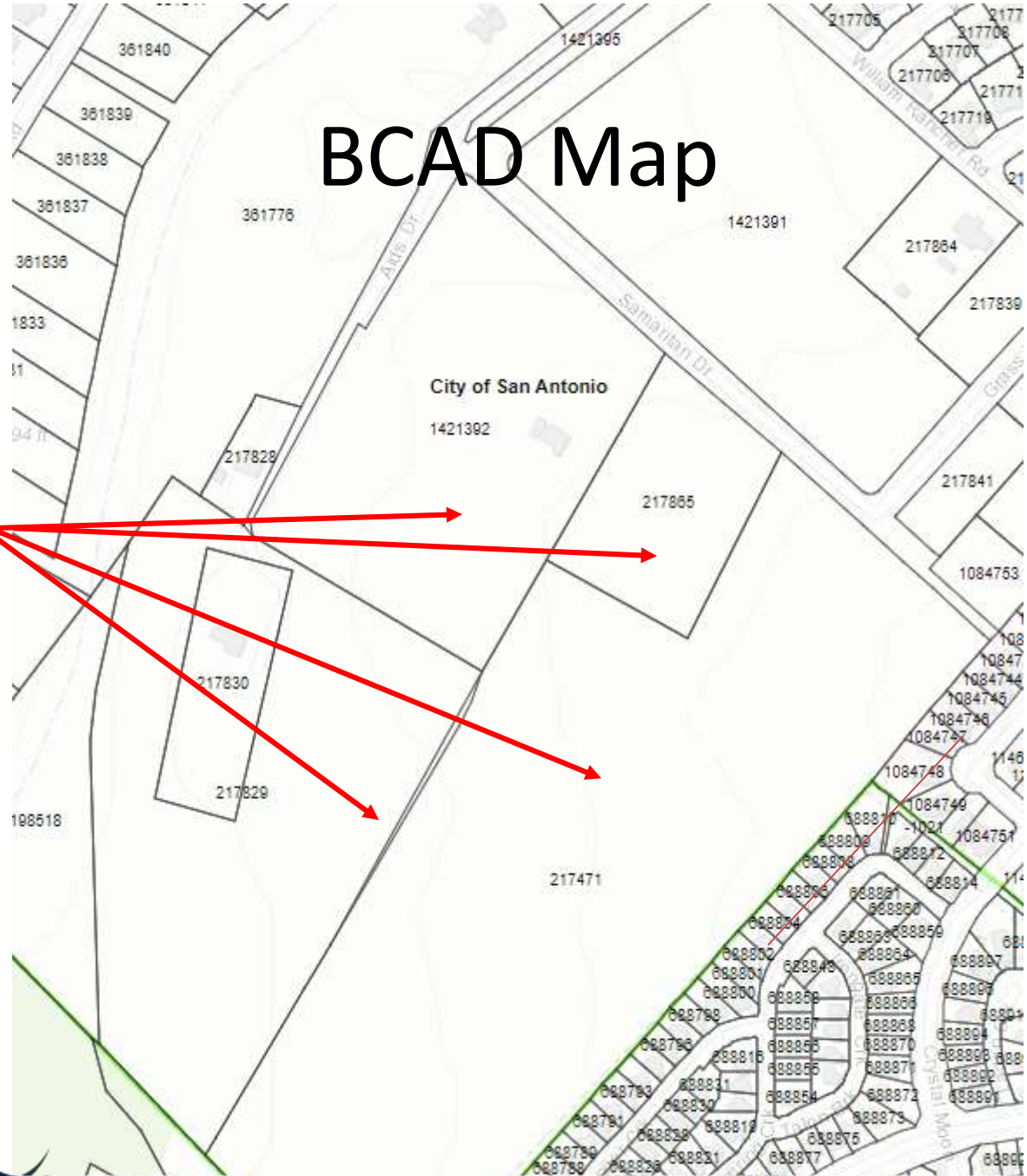
Summary

- Question
 - Consider approval of a preliminary plat of Seneca Trails Phase I Subdivision
 - This is a 39.060-acre tract of land, being a portion of the Grass Hill Estates Subdivision; Good Samaritan Lodge Subdivision; P-1, ABS 399, CB 4429; P-11, ABS 432, CB 4430; and P-13, ABS 432, CB 4430, located along Samaritan Drive
- Options
 - Approve
 - Deny
 - Conditional approval
 - Declaration
 - Recommend approval

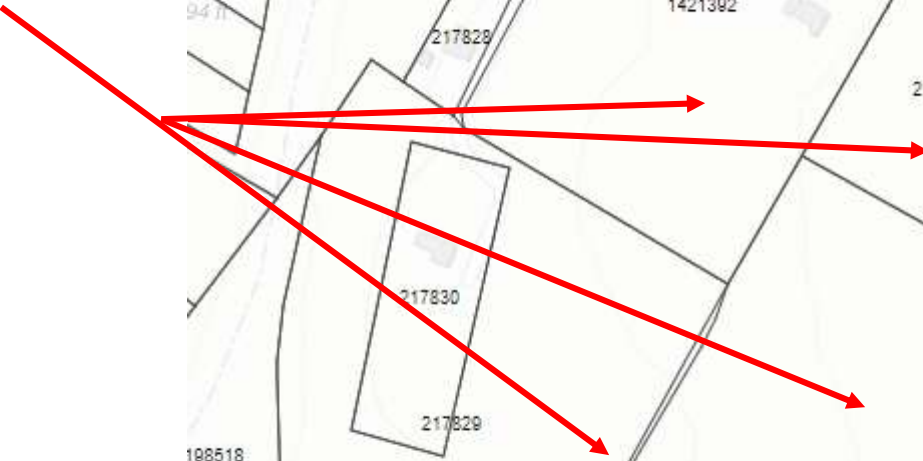
Background

- This property was rezoned from R-1 Single Family to Planned Development District with R-6 Garden Home as it's base zoning district
- Platting is required prior to building construction
- Per the City Engineer the preliminary plat meets all the requirements
- Applicant will be bringing the final plat to the Planning & Zoning Commission at their November 2024 meeting

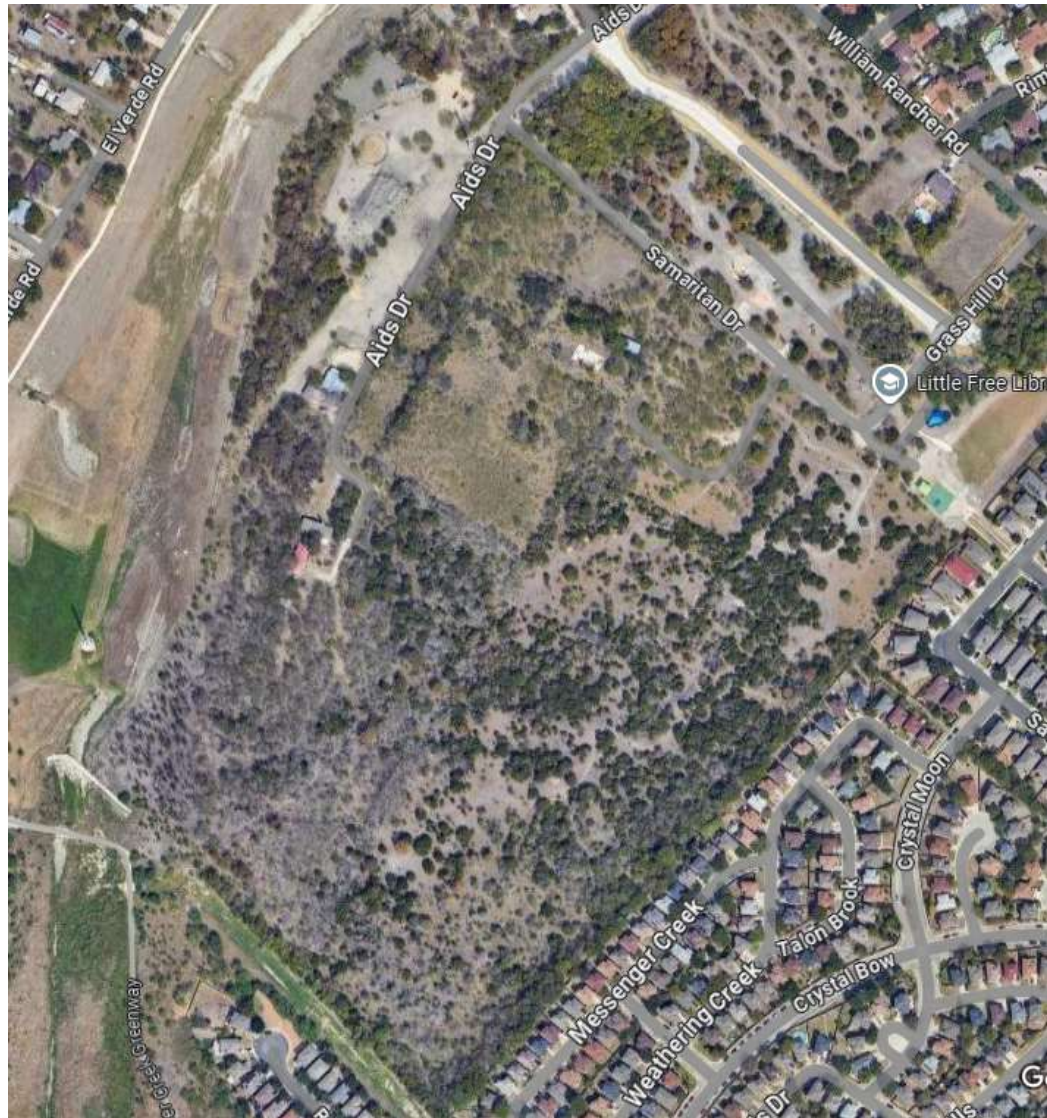
BCAD Map



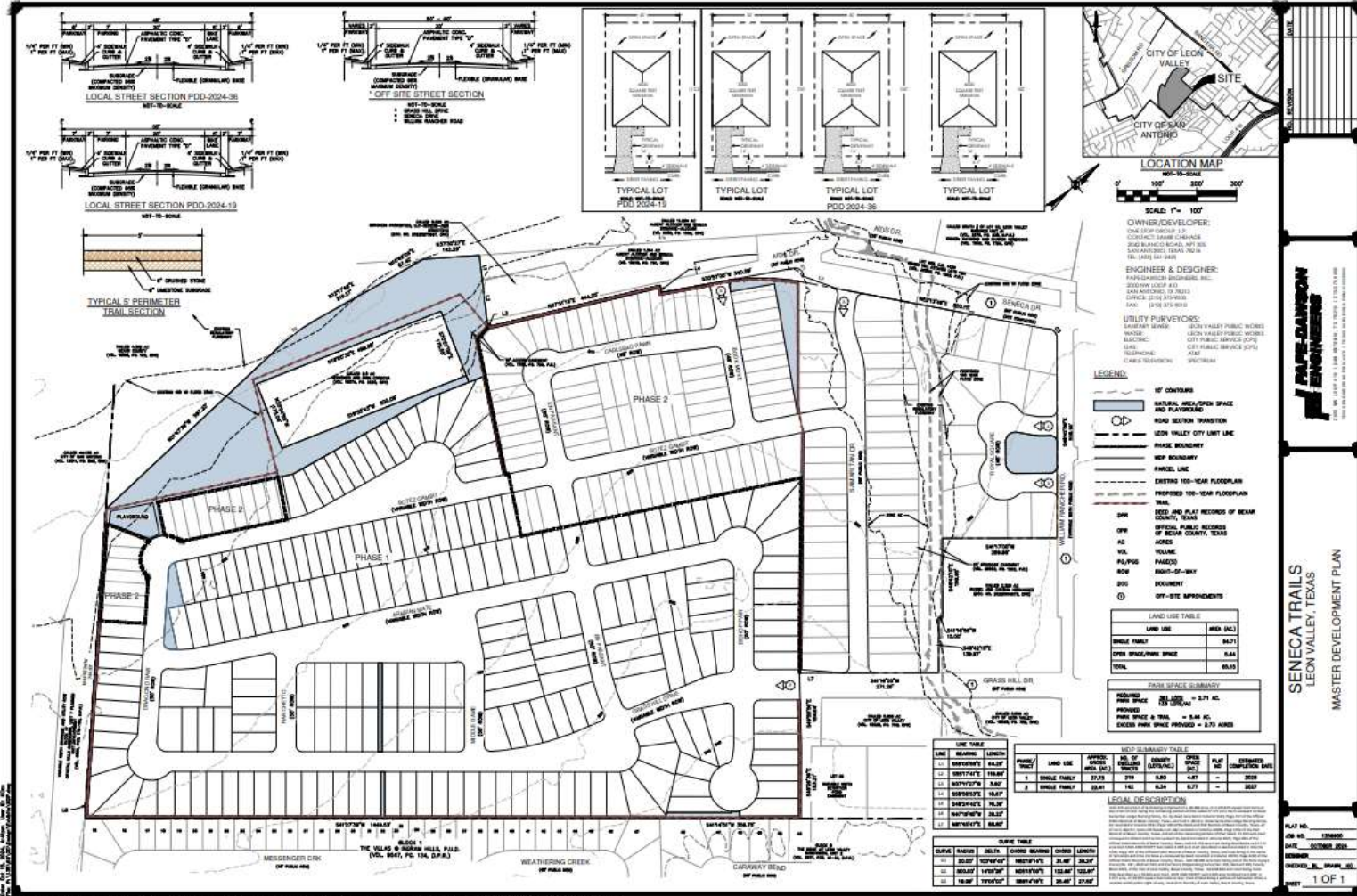
Property



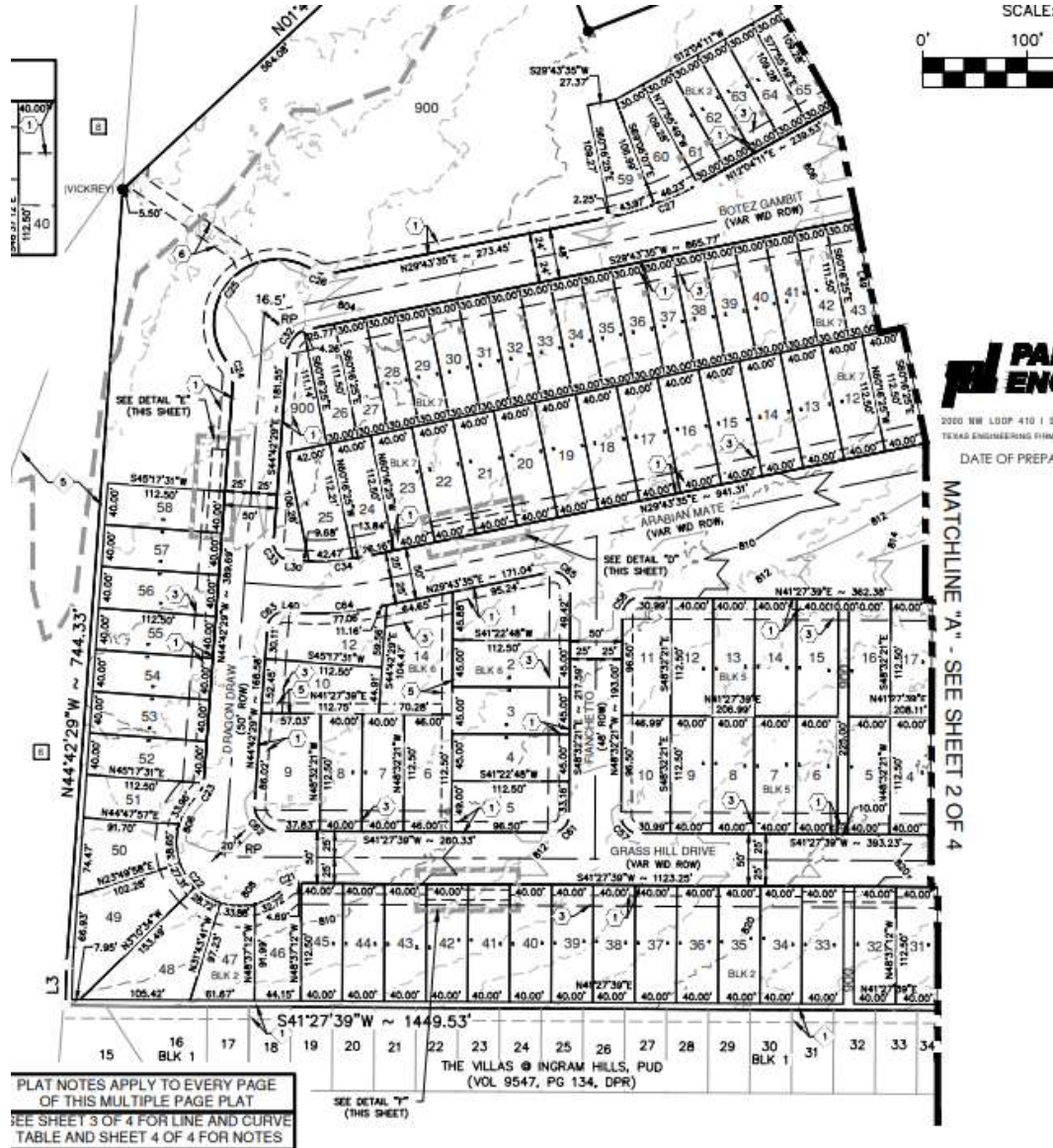
Aerial View



Master Development Plan



Plat



SCALE:



PA EN
 2000 NW LOOP 410 | 3
 TEXAS ENGINEERING FIRM
 DATE OF PREP:

MATCHLINE "A" - SEE SHEET 2 OF 4

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
 SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLE AND SHEET 4 OF 4 FOR NOTES

SEE DETAIL "T" (THIS SHEET)

THE VILLAS @ INGRAM HILLS, PUD
 (VOL 9547, PG 134, DPR)

Fiscal Impact

- The development of these lots will increase the ad valorem tax revenue of the city
- The developer has paid all fees associated with the processing of this plat

Recommendation

- Recommend approval of this preliminary plat