

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

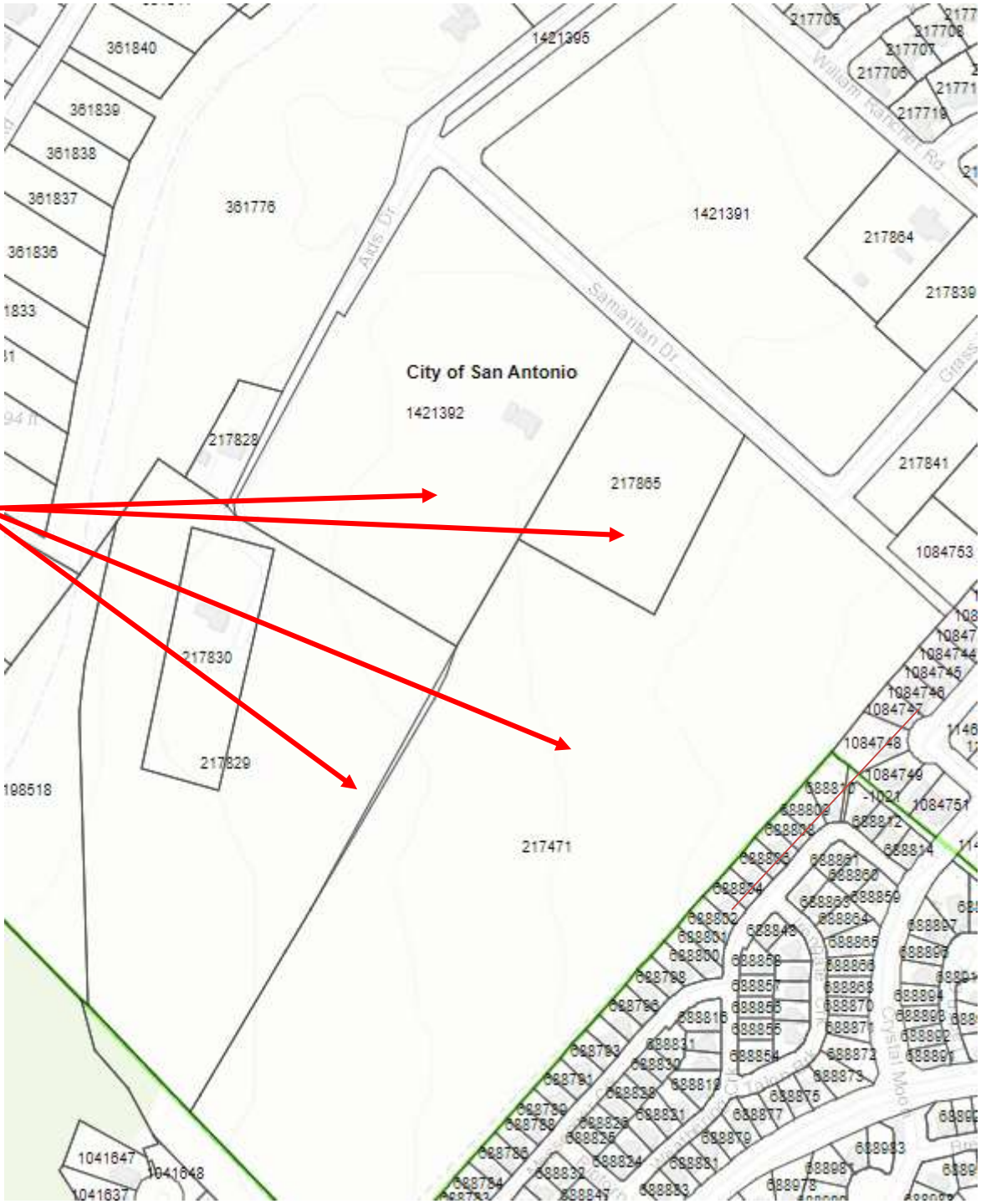
Roque Salinas  
Economic Development Director  
Planning and Zoning Meeting  
November 12, 2024

# Summary

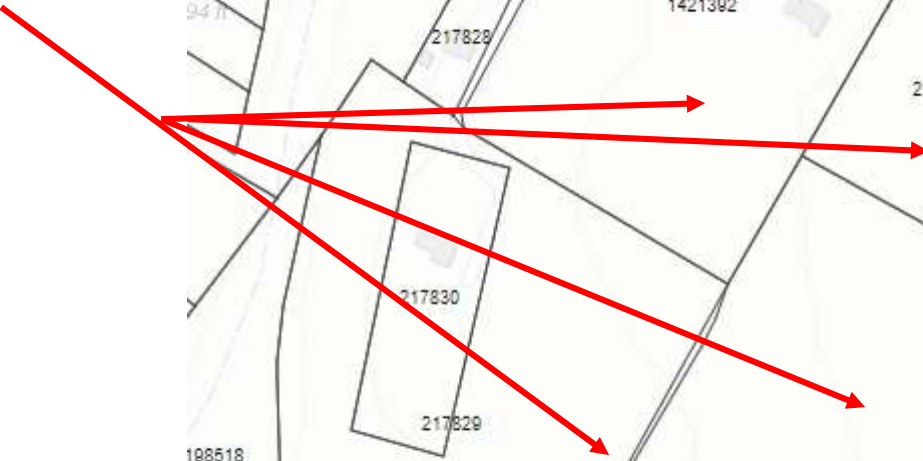
- Question
  - Consider approval of a plat of Seneca Trails Phase I Subdivision
  - This is a 39.060-acre tract of land, being a portion of the Grass Hill Estates Subdivision; Good Samaritan Lodge Subdivision; P-1, ABS 399, CB 4429; P-11, ABS 432, CB 4430; and P-13, ABS 432, CB 4430, located along Samaritan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

# Background

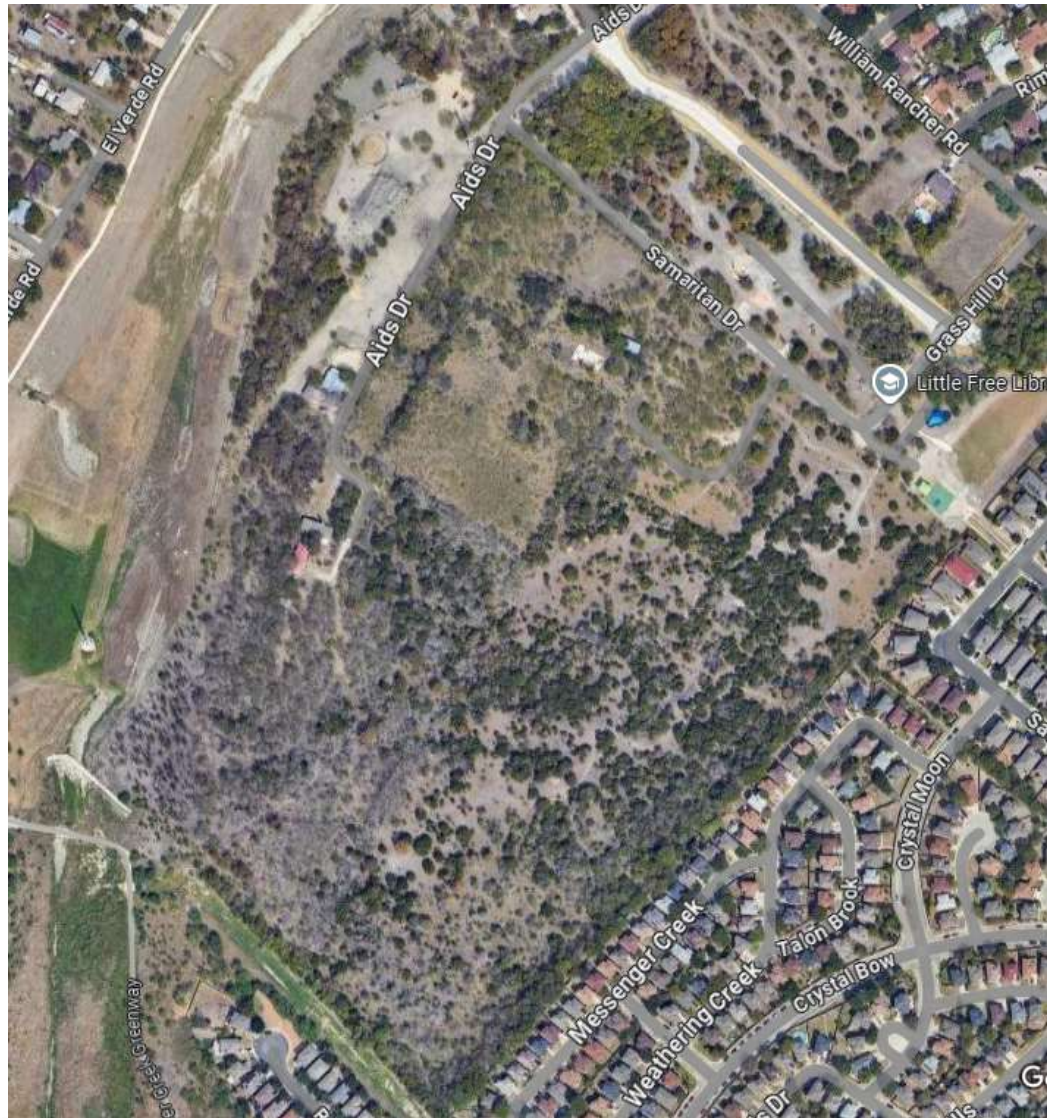
- This property was rezoned from R-1 Single Family to Planned Development District with R-6 Garden Home as it's base zoning district
- Platting is required prior to building construction
- Per the City Engineer the plat meets all the requirements
- Applicant will be bringing the final plat to the Planning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



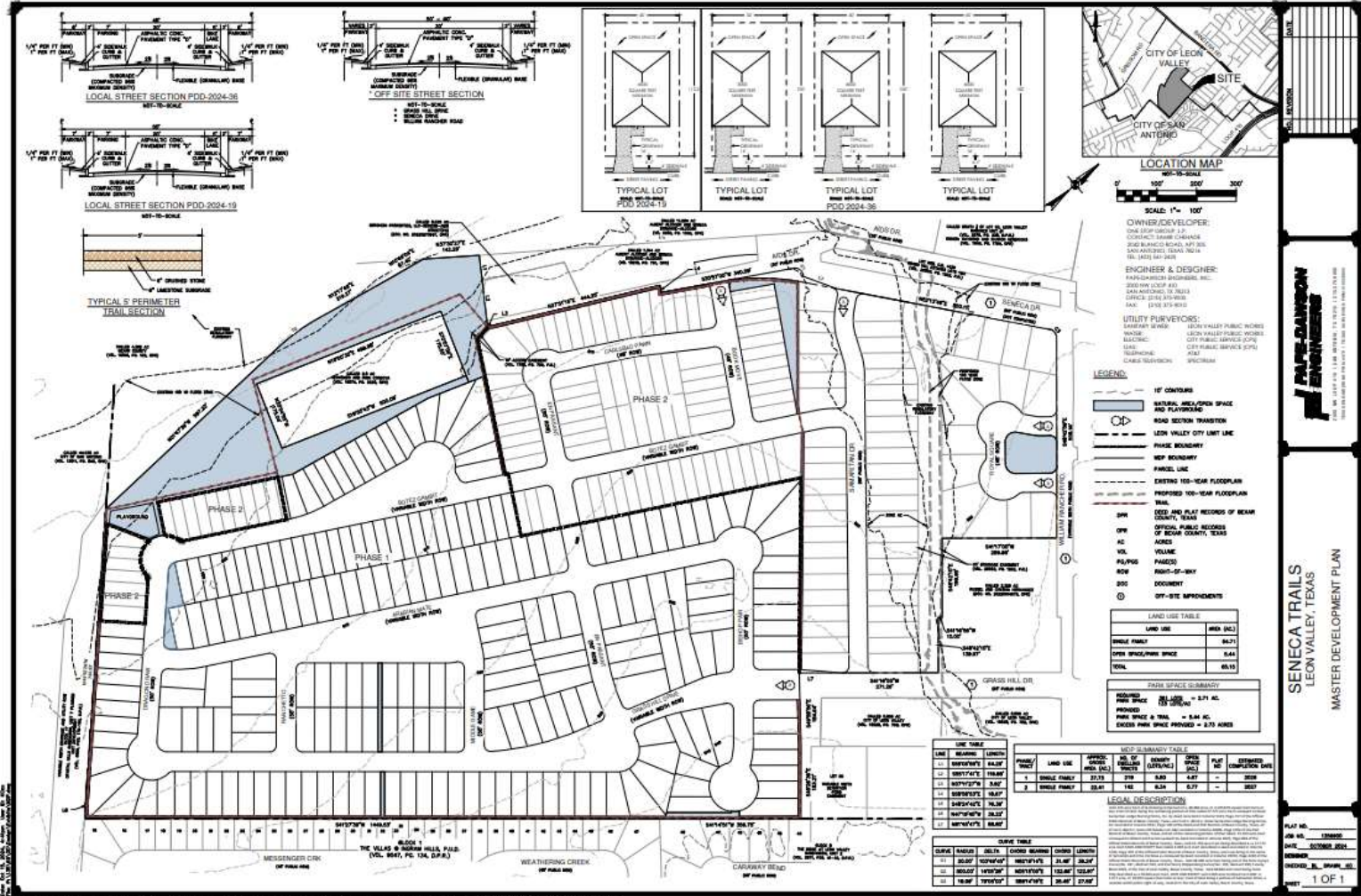
Property



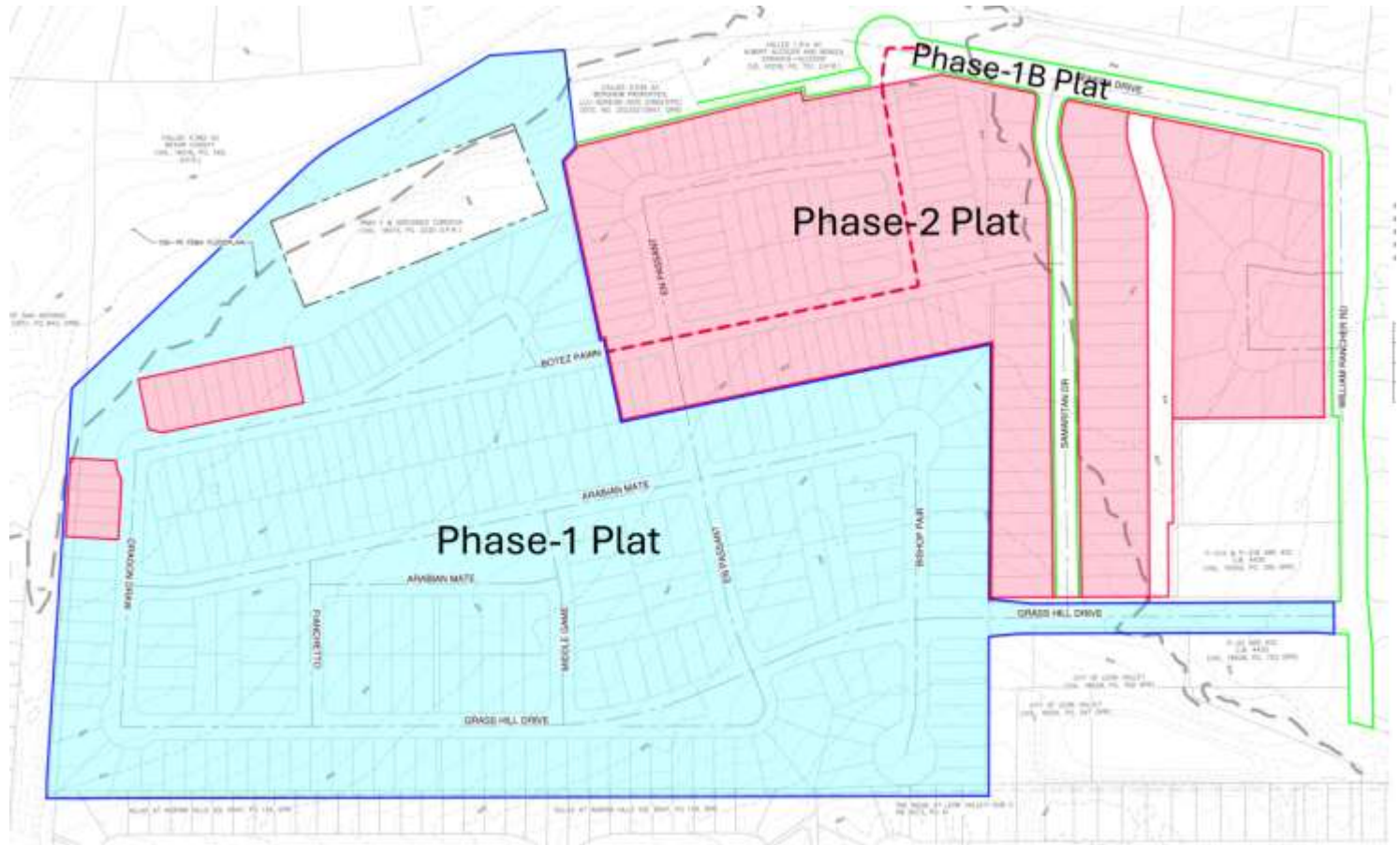
# Aerial View



# Master Development Plan



# Plat



# 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



# Notification

- Property owners within 200' were notified:
  - 29 letter were mailed
  - 0 in favor
  - 0 in opposition
  - 0 undeliverable

# Recommendation

- Recommend approval of this plat