

PZ-2023-25
Trilogy Plat
0 Evers Road

Mindy Teague
Planning & Zoning Director
City Council Meeting
November 21, 2023

Background

- This is a 9.1810 acre tract of land
- Being platted as the Trilogy Subdivision
- 67 residential lots
- Located at Evers Road and Seneca Drive
- Platting is required prior to development of the tract

Purpose

- Consider approval of a plat, with requested variances
- Options
 1. Approval
 2. Denial
 3. Conditional approval

Purpose

- The applicant is requesting variances
 - To connect to the water and sewer system
 - construct sidewalks to the time of building construction
- The plat meets all other code requirements

Aerial View



Plat

TIES

ENTER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING" AT CORNERS UNLESS NOTED OTHERWISE

MEASUREMENTS ARE BASED ON THE STATE MERCATOR SYSTEM USED FOR THE TEXAS SOUTH ZONE 4204, NORTH AMERICAN (N.A.D.) OF 1983.

COORDINATES SHOWN HEREON ARE AT A COMBINED SCALE FACTOR OF 1/4"

PROJECTIONS FOR THIS SURVEY ARE NAD83 (GEOID03)

NOTES

ENTER LINE EASEMENT

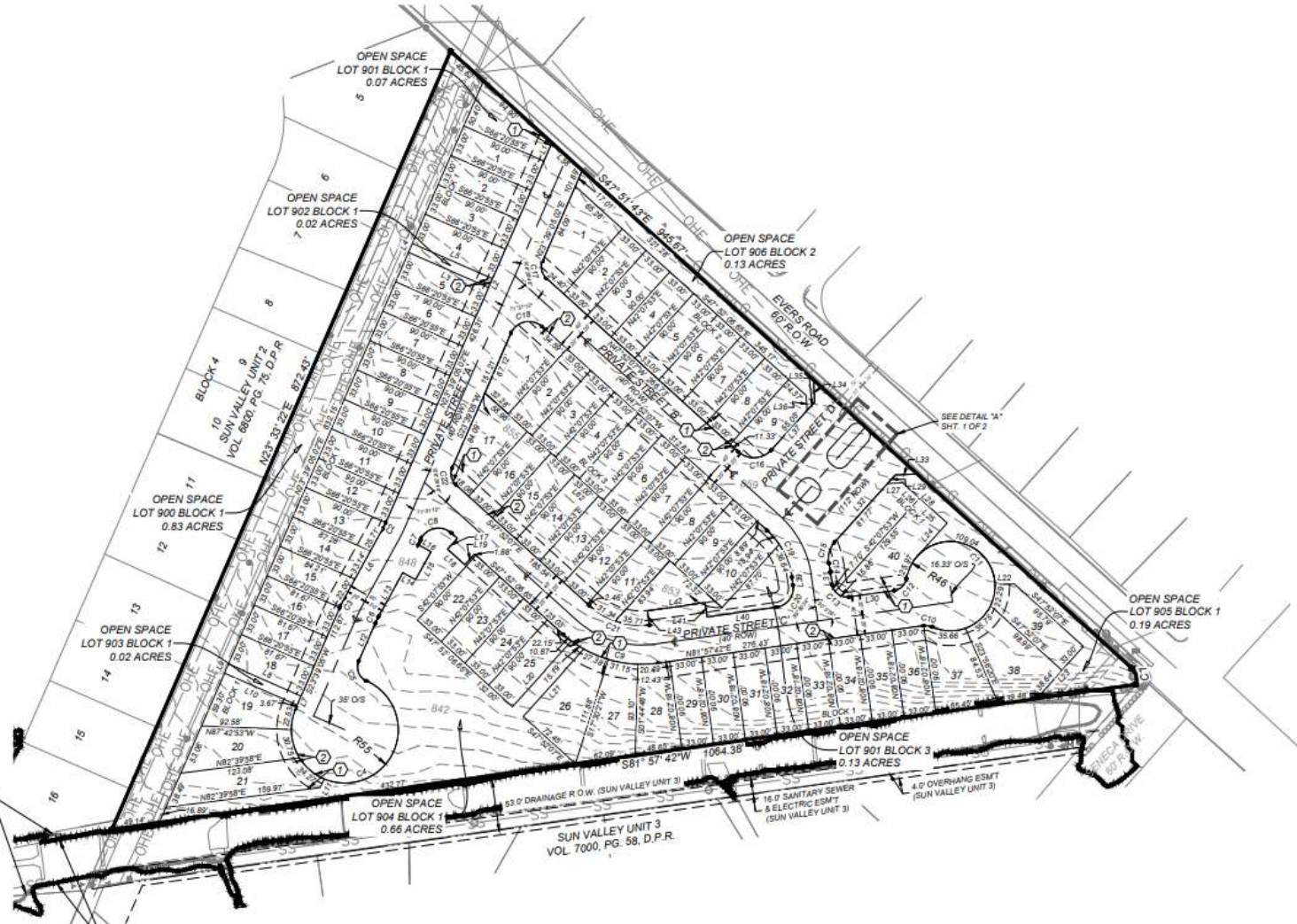
G.T.V.E

LEGEND

- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- RIGHT-OF-WAY
- OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS
- VOLUME
- PAGE
- ACRES
- COUNTY BLOCK
- LINEAR FOOT
- ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- CENTER LINE

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

100 YR FLOODPLAIN LIMITS
PANEL NO. 48029C0380G
EFFECTIVE SEPTEMBER 28, 2010



KAS
BEKAR

CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS

1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY COLLIER ENGINEERING & DESIGN

Fiscal Impact

- All fees associated with this replat have been paid
- Possible increase in ad valorem and sales tax revenue

Recommendation

- Planning and Zoning Commission recommended approval of the plat and the variance requests