

STAFF REPORT



SUBJECT: Case No.: RP2023-002

Applicant Malcolm Kanute of Bosque Clark, LLC is requesting approval of a replat of the properties located at Prairie Wind (OFF), Parcel R63099, of S5640 RIVER NORTH RANCHETTES, BLOCK 1, LOT 2 of the City of Stephenville, Erath County, Texas; Prairie Wind (OFF), Parcel R63100, of S5640 RIVER NORTH RANCHETTES, BLOCK 1, LOT 3 of the City of Stephenville, Erath County, Texas; Prairie Wind (OFF), Parcel R63101, of S5640 RIVER NORTH RANCHETTES, BLOCK 1, LOT 4 of the City of Stephenville, Erath County, Texas; Prairie Wind (OFF), Parcel R63105, of S5640 RIVER NORTH RANCHETTES, BLOCK 1, LOT 5 (W PT OF) of the City of Stephenville, Erath County, Texas; Prairie Wind (OFF), Parcel R63113, of S5640 RIVER NORTH RANCHETTES, BLOCK 1, LOT 6 (W PT OF) of the City of Stephenville, Erath County, Texas; 0 River North, Parcel R40037, of A0032 BLAIR JOHN of the City of Stephenville, Erath County, Texas; Prairie Wind (OFF), Parcel R14960, of S5640 RIVER NORTH RANCHETTES, BLOCK 1, LOT 7 (W PT OF) of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The applicant has submitted a replat of multiple properties to create a total of 10 single-family lots and a remainder lot for a future phase, single-family development. Staff recommends the replat be approved with the following conditions:

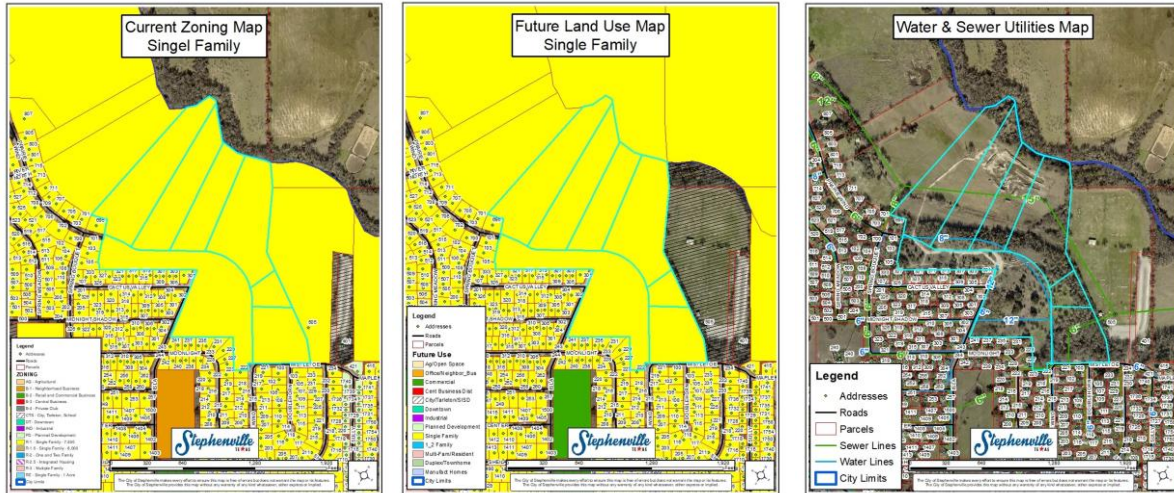
1. Provide setbacks.
2. Add signature blocks for City Sec, Development Services and County Clerk.
3. Obtain acceptance on all public improvements; or, pursuant to Ch. 155.5.05 of the Code of Ordinances, enter into an escrow agreement for the completion of public improvements.

Once completed, the replat will be approved by staff for recording purposes.

BACKGROUND:

Applicant is requesting the replat of the properties to allow for the construction of single-family homes from previously approved preliminary plat from December 2021. The preliminary plat will become obsolete with the replat.

PROPERTY PROFILE:



Sec. 155.4.03. General subdivision and platting procedures.

- A. *Plats Required for Land Subdivision.* A Preliminary Plat or Minor Plat shall be approved prior to any land division that is subject to these regulations and prior to commencement of any new development.
- B. *Replats and Amending Plats.*
 1. *Replat.* A Replat, in accordance with State law, and the provisions of Section 4.08 shall be required any time a platted, recorded lot is further divided or expanded, thereby changing the boundary and dimensions of the property.
 2. *Amending Plat.* In the case of minor revisions to recorded Plats or lots, an Amending Plat may also be utilized if in accordance with Section 4.09.
- C. *Zoning.*
 1. *Conformance with Existing Zoning.* All Applications shall be in conformance with the existing zoning on property inside the City Limits.
 2. *Request to Rezone First.* If an Applicant seeks to amend the zoning for the property, the request to rezone the land shall be submitted and approved prior to acceptance of an Application for filing of a plat, unless as otherwise provided below.
 - a. The Applicant may request approval from the City Administrator to submit an application simultaneous with the zoning change request, in which case the Application for the zoning amendment shall be acted upon first, provided that the Application is accompanied by a properly executed Waiver of Right to 30-Day Action (due to the lengthier time frame necessary to advertise and process zoning Applications).
 - b. In the event that the requested zoning amendment is denied, the Plat Application shall also be rejected or denied.

ALTERNATIVES:

- 1) Approve the replat.
- 2) Approve the replat with conditions.
- 3) Deny the replat.