

<b>Plat – Preliminary PC-22-52</b>	<b>Remington Acres</b>
--	------------------------



**Summary**

<b>Request:</b>	Consideration of a Preliminary Plat with 2 Commercial Lots		
<b>Applicant:</b>	Wyatt Young 6300 Ridglea Place Suite 700 Fort Worth, Texas 76116	<b>Property Owner:</b>	A-Affordable Storage 725 HWY 287 N. Suite 503 Mansfield, Texas 76063
<b>Parkland Required:</b>	N/A	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	Old Bastrop Hwy	<b>New Street Names:</b>	Remington Acres Dr, Westfork Way

**Notification**

<b>Published:</b>	N/A
<b>Response:</b>	N/A

**Property Description**

<b>Location:</b>	South side of S. Old Bastrop Hwy approximately 5,000' west of the Francis Harris Ln and S. Old Bastrop Hwy intersection		
<b>Acreage:</b>	27.79 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	ETJ	<b>Preferred Scenario:</b>	Low Intensity
<b>Proposed Use:</b>	Commercial		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A

**Surrounding Area**

	Zoning	Existing Land Use	Preferred Scenario
<b>North of Property:</b>	ETJ	Vacant	Low Intensity
<b>South of Property:</b>	ETJ	Vacant	Low Intensity
<b>East of Property:</b>	ETJ	Capital Precast Contractors	Low Intensity
<b>West of Property:</b>	ETJ	Triple J Storage Yard	Low Intensity

**Staff Recommendation**

<b>X</b>	<b>Approval as Submitted</b>	Approval with Conditions / Alternate	Denial
<b>Staff:</b> Will Rugeley, AICP			
		<b>Title:</b> Planner	<b>Date:</b> May 17, 2023

**History**

N/A.

**Additional Analysis**

N/A.

**Plat – Preliminary  
PC-22-52**

**Remington Acres**



Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;
		<u>X</u>	The plat conforms to all prior approvals or phasing plans for the development;
<u>X</u>			The proposed provision and configurations of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of this Development Code; and
<u>X</u>			The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.