

Plat – Replat	Morrison Replat
PC-18-48_04	Lots 4-A & 4-B



Summary

Request:	Replat of one lot into two legal lots		
Applicant:	Reece Morrison 2215 Texas Springs New Braunfels, TX 78132	Property Owner:	Reece Morrison 2215 Texas Springs New Braunfels, TX 78132
Parkland Required:	Satisfied through original Final Plat	Utility Capacity:	Adequate
Accessed from:	Centerpoint Road	New Street Names:	N/A

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	December 23, 2018	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report.		

Property Description

Location:	6375 Centerpoint Road		
Acreage:	2.01 acres	PDD/DA/Other:	N/A
Existing Zoning:	ETJ	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family		
CONA Neighborhood:	N/A	Sector:	N/A

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Low Intensity
South of Property:	ETJ	Agricultural	Low Intensity
East of Property:	ETJ	Single-Family	Low Intensity
West of Property:	ETJ	Single-Family	Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/>	Approval of the Final Plat	Approval with Conditions / Alternate	Denial
Staff: Tory Carpenter, CNU-A		Title : Planner	Date: January 3, 2019

History

The property was originally platted in 2009 as part of a 4-lot residential subdivision. The applicant is requesting to subdivide a single two-acre lot into two separate lots.

Additional Analysis

All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.

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Evaluation			Criteria for Approval (Sec. 3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
		<u>N/A</u>	Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; 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.