

# Plat – Replat PC-18-48\_04

## Morrison Replat Lots 4-A & 4-B



### Summary

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

### Notification

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

### Property Description

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

### Surrounding Area

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

### Staff Recommendation

<b>X</b>	<b>Approval of the Final Plat</b>	Approval with Conditions / Alternate	Denial
<b>Staff:</b> Tory Carpenter, CNU-A		<b>Title :</b> Planner	<b>Date:</b> 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.

**Plat – Replat**  
**PC-18-48\_04**

**Morrison Replat**  
**Lots 4-A & 4-B**



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.