

**Plat – Amending with  
public improvements  
PC-19-18\_04**

**Amending Plat of Lots 11  
and 12, College Courts  
Addition**



**Summary**

<b>Request:</b>	Consideration of an Amending Plat with two single family lots to amend an interior lot line.		
<b>Applicant:</b>	Acosta Holdings Company, LLC 9860 F.M. 967 Buda, TX 78610	<b>Property Owner:</b>	Acosta Holdings Company, LLC 9860 F.M. 967 Buda, TX 78610
<b>Parkland Required:</b>	N/A	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	Holland Street	<b>New Street Names:</b>	N/A

**Notification**

<b>Application:</b>	N/A	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	N/A	<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>	116 East Holland Street		
<b>Acreage:</b>	0.46 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	SF-6	<b>Preferred Scenario:</b>	Existing Neighborhood
<b>Proposed Use:</b>	Single Family Residences		
<b>CONA Neighborhood:</b>	Sessom Creek	<b>Sector:</b>	3

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	SF-6	Single Family	Existing Neighborhood
<b>South of Property:</b>	SF-6	Single Family	Existing Neighborhood
<b>East of Property:</b>	SF-6	Single Family	Existing Neighborhood
<b>West of Property:</b>	SF-6	Single Family	Existing Neighborhood

**Staff Recommendation**

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<b>Staff:</b> Alison Brake, CNU-A					
<b>Title :</b> Historic Preservation Commission and Planner				<b>Date:</b> August 8, 2019	

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**History**

The subject properties are a part of College Courts Addition, originally platted in 1948. The property owner is amending the interior lot line to better even out the acreage between the two lots in order to develop two single-family residences. A wastewater main line extension is required to bring wastewater service to the lot. The property owner has received a permit to construct the public improvements and will be posting surety in order to record the plat following approval.

**Additional Analysis**

As public improvement construction plans are required, the plat must be approved by the Planning and Zoning Commission. All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.

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>N/A</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>X</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>N/A</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.