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**Planning & Zoning Commission Regular Meeting**

DEPARTMENT: Community Development

FROM: Jason Lutz – Senior Planner

MEETING: December 12, 2023

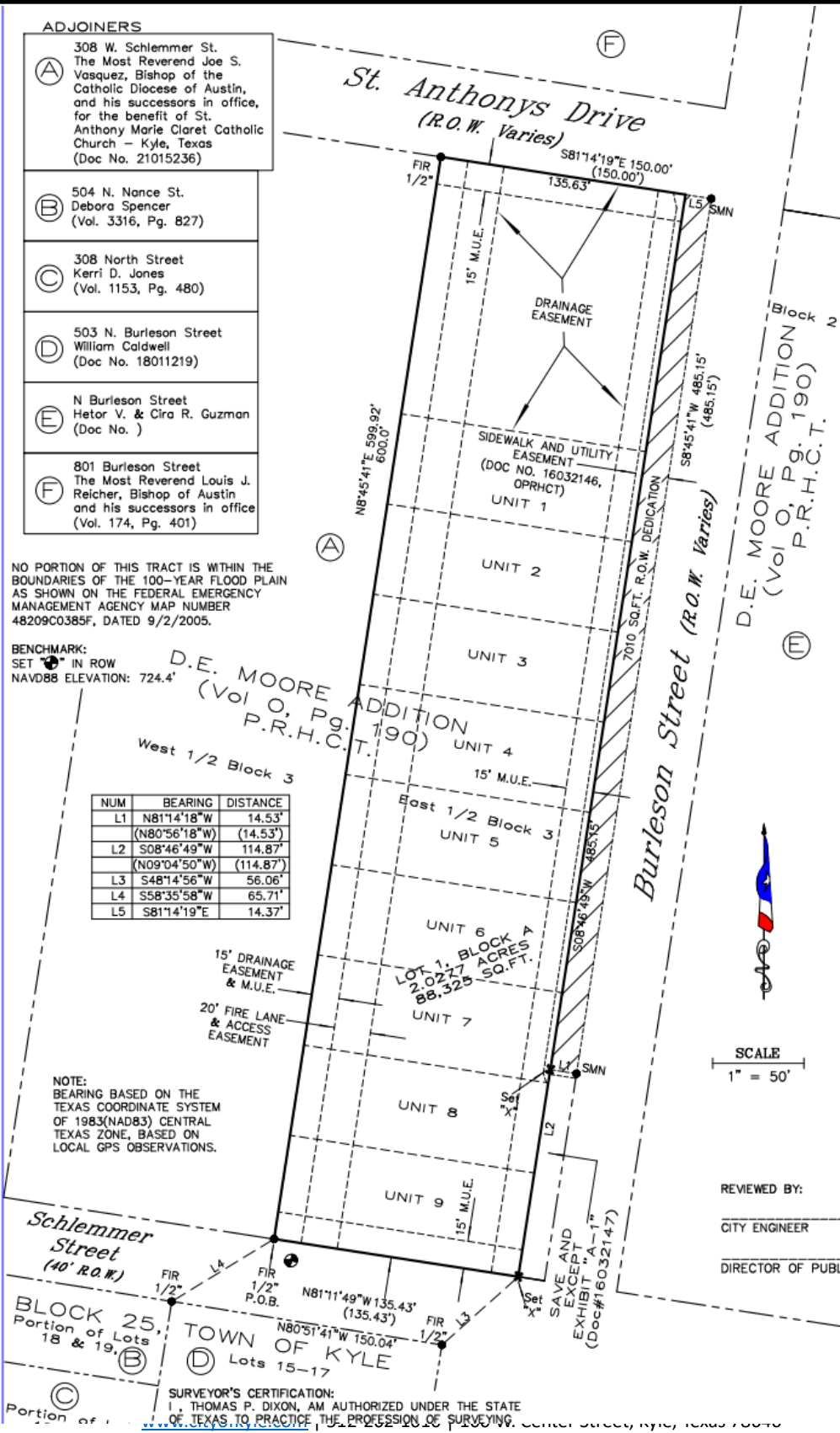
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**SUBJECT:**

A final plat of 700 Bunton, Phase 1A-1, (SUB-22-0255).

**SUMMARY:** Burleson Acres, A Resubdivision of the Eastern 1/2 of Block 3 of the D.E. Moore Addition - Final Plat (SUB-23-0315) 1.961 acres tract to be subdivided into one (1) condominium regime with nine (9) residential units located at 601 Burleson.

1. Zoning: (R1) - Single-family residential
  - a. This zoning district is represented on the City's current zoning map, but the regulations for this district are governed by Ordinance 92.
  - b. This district allows multiple units to be built on a lot.
  - c. The creation of a condominium regime, filed at the state also will govern this property, as single-family properties.
2. Lot Configuration:
  - a. One main platted lot with individual unit boundaries shown as a subset of the original lot (typical condo plat).
  - b. Each sub-lot will allow for the construction of a residential unit, with the common wall also being the subplot boundary line shown on the plat.





3. Utilities:
  - a. Water & Sewer
    - The development will connect to existing water & wastewater adjacent to the development.
4. Easements:
  - a. A 15' drainage easement is provided along the western property line.
  - b. A 20' fire lane and access is provided on the western property line.
  - c. A detention pond easement has been provided along the northern property line to mitigate additional flows from the property.
5. Parkland Dedication:
  - a. Parkland dedication fees are being paid as part of this plat.
6. Transportation:
  - a. A private access drive will connect through the property from St. Anthony's Dr. and Schlemmer St. to the south.

OPTIONS:

1. Approve the replat as requested.

RECOMMENDATION:

Staff recommends approval of the proposed Replat, as this plat meets all Local and State regulations and must be approved according to the Texas Local Government Code.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

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