



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2023

Re: Earth Vision, Plat No. 1 – Final Plat (Case # 156-2023)

Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as *Earth Vision Plat No. 1*.

Discussion

Crockett Engineering (agent), on behalf of Earth Vision LLC (owner), requests a one-lot final plat to be known as "Earth Vision Plat No. 1". The proposed plat includes 11.24-acres of land located 550' west of the intersection of Mexico Gravel Road and Ballenger Lane, and includes the address 4608 Mexico Gravel Road.

The subject site is an unplatted, surveyed tract that is currently zoned A (Agriculture). The site is improved with a single-family structure and shed which are intended to be removed. The parcel is proposed to be platted into one lot containing 11.24-acres which would bestow "legal lot" status upon the acreage; thereby, allowing a building permit to be issued.

The lot takes access from Mexico Gravel Road which is identified as a major arterial on the CATSO Major Roadway Plan and requires 106' right-of-way. 4-feet of right of way, originally obtained via street easement, is proposed for dedication with the plat which will ensure the required half-width of Mexico Gravel is formally platted. An existing 8' pedway is in place along the street. A standard 10' utility easement is being dedicated across this street frontage.

The site is served by all City utilities and requires no other public utility infrastructure expansion at this time. Electric facilities to serve the newly created lot is available, however domestic level voltages for temporary and permanent power are unavailable at this time given current transformer shortages. An existing 20' sewer easement traverses the site through the floodplain and a 16' sewer easement is located on the eastern portion of the site.

The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

The Planning and Zoning Commission considered this request at their June 8, 2023 meeting. Staff presented its report and the applicant was available to answer questions. No one from the public spoke on the matter. After brief discussion regarding stream buffers, a motion to recommend approval of the final plat was unanimously approved (7-0).



The Planning Commission staff report, locator maps, plat, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat of *Earth Vision, Plat No. 1* as recommended by the Planning and Zoning Commission.