

Mansion Estates Replat 1

Preliminary and Final Subdivision Plat
Project No. P21-270

City Council
November 28, 2022
Bethany Grubbs, Planner III



Request Summary

Applicant/Owner: Armando Hernandez, Hernandez Builders Management, LLC

Request: This replat of Lots 1 and 2 of Mansion Estates will provide for six single-family lots, with a wetland preservation easement and upland buffer. The 4.28-acre site is zoned RE (Estate Residential). There are no public or private improvements proposed in conjunction with this subdivision plat.

Aerial

Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-family residences
South	RL	RS-2	Single-family residences
East	RL	RE	Single-family residences; Vacant
West	RL	RS-2	Single-family residences; Vacant



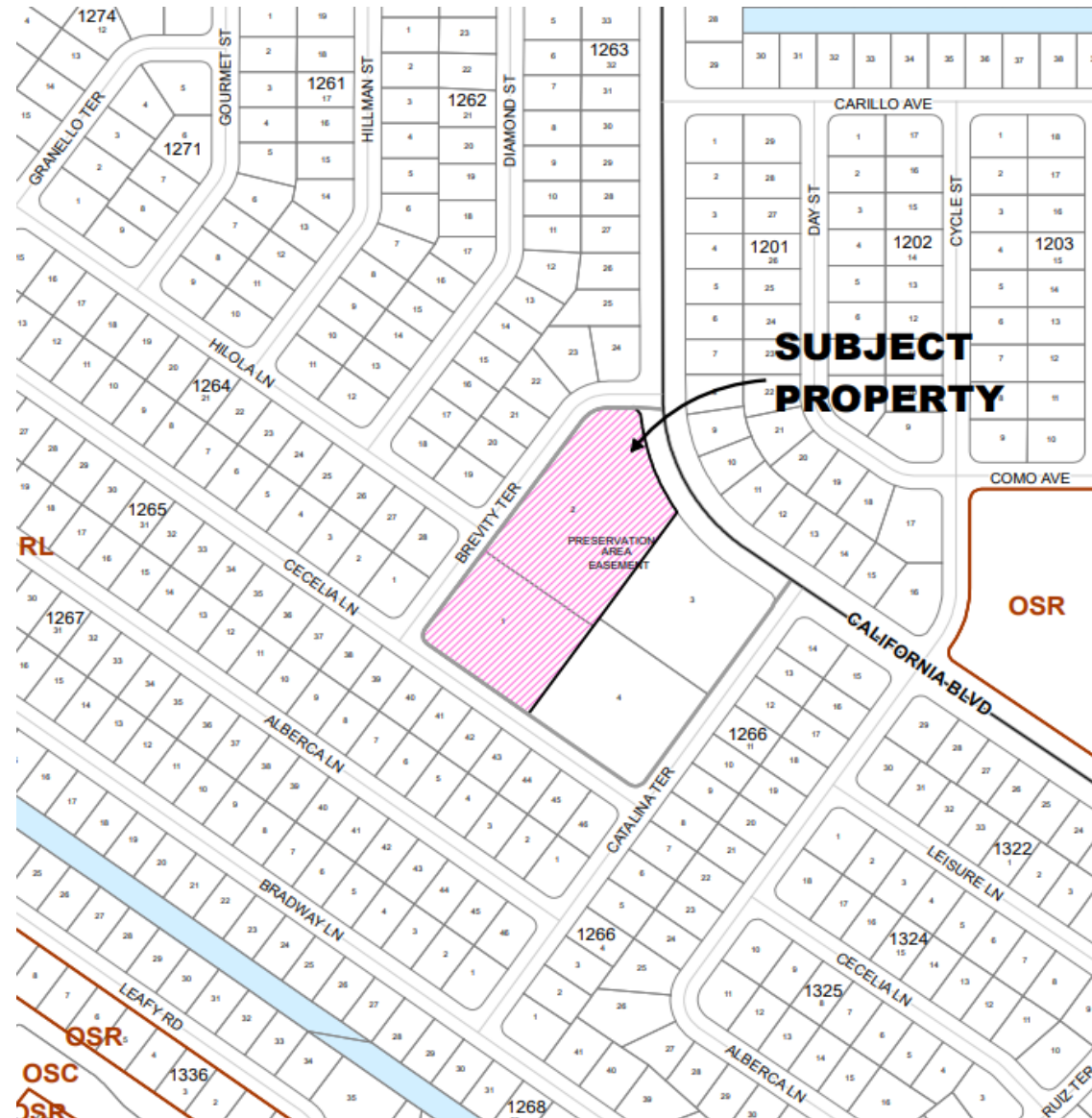
**SUBJECT
PROPERTY**



Land Use

RL (Low Density Residential)

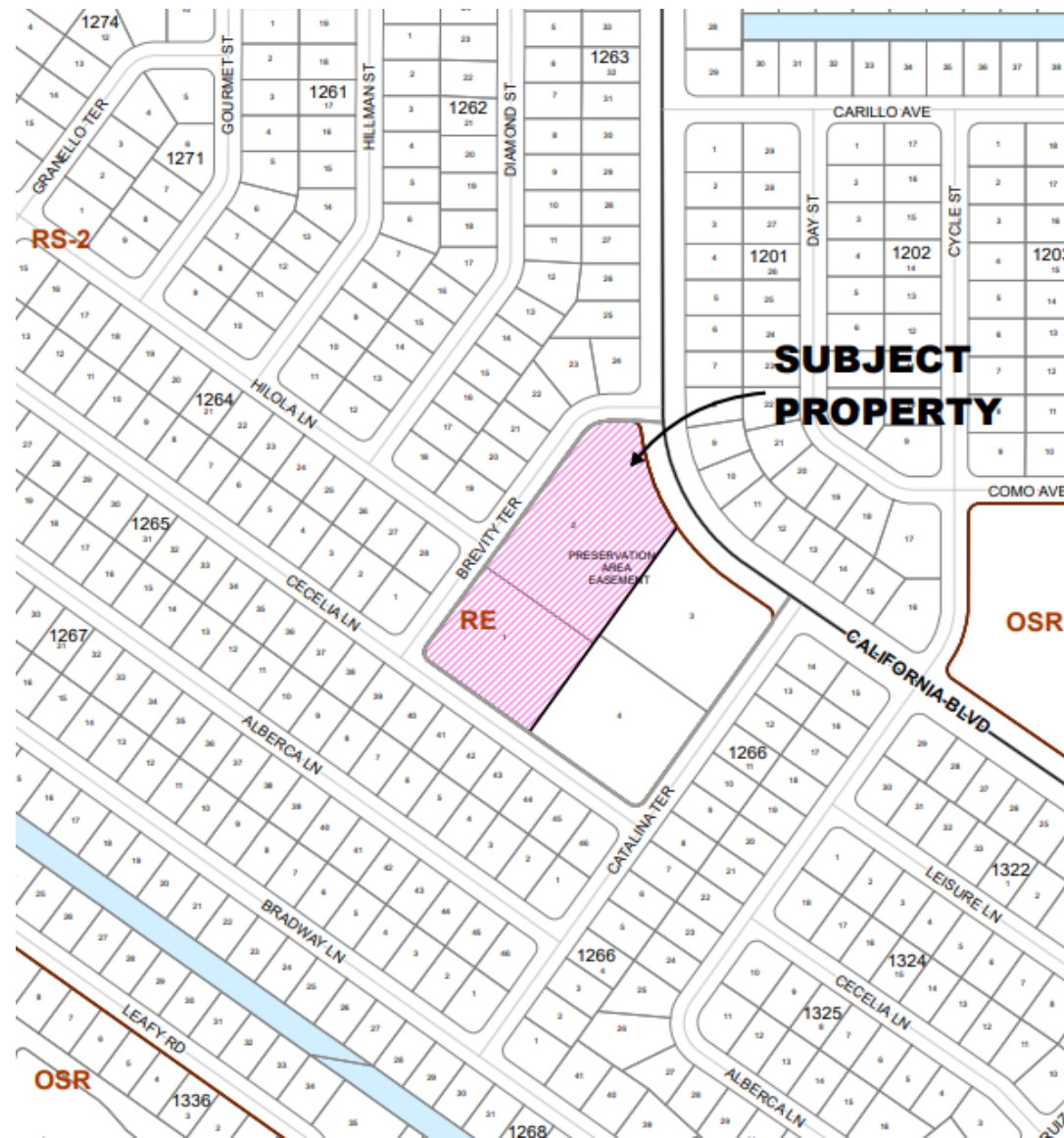
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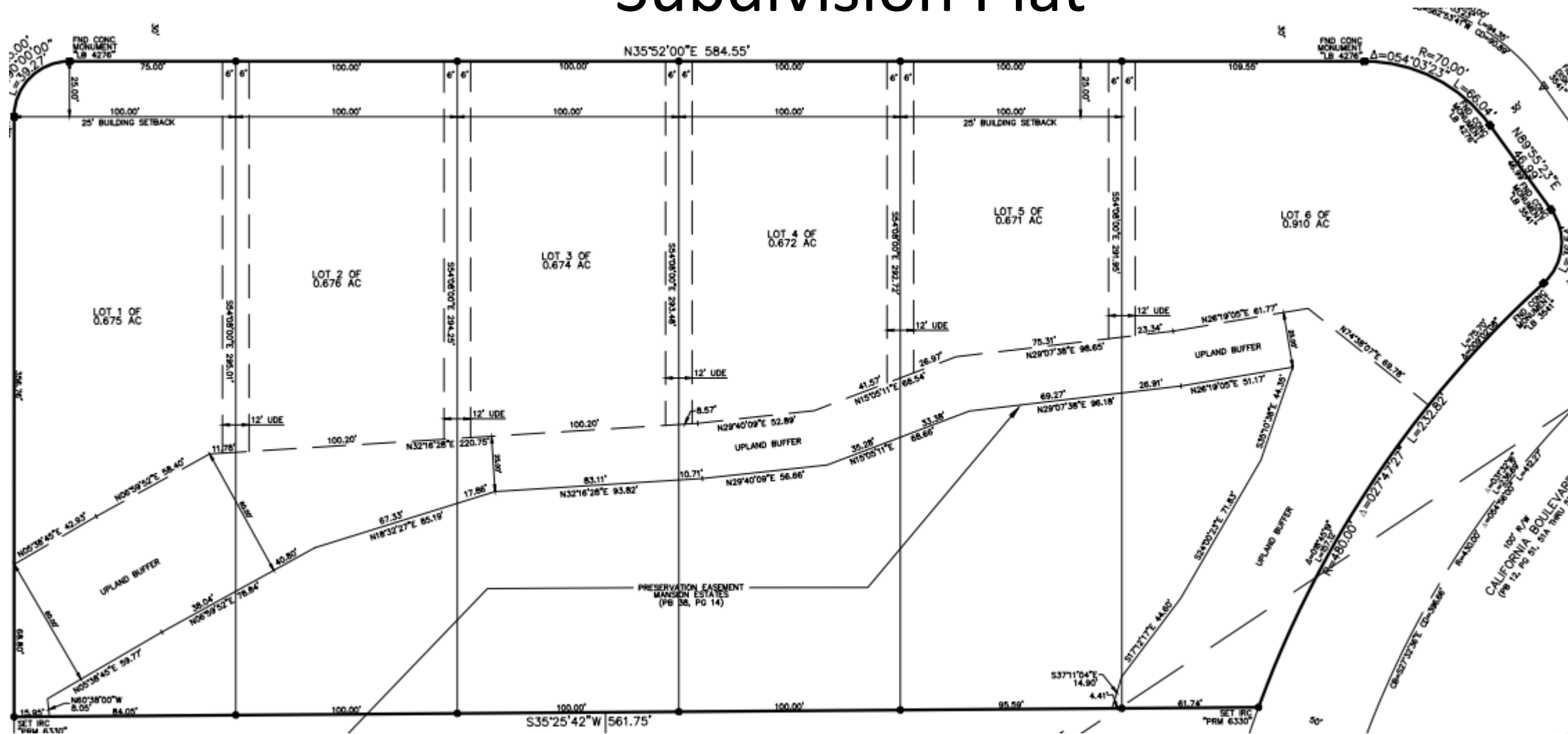
Zoning

RE (Residential Estate)

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-family residences
South	RL	RS-2	Single-family residences
East	RL	RE	Single-family residences; Vacant
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Subdivision Plat



Traffic Impact Analysis

- Traffic Impact was reviewed by staff and found to be little to no impact on the existing roadways surrounding the properties.
- Staff found the project to be in compliance with Public Works Policy #19-01



Concurrency Review

The project has been reviewed for compliance with Chapter 160, City Code regarding provision of adequate public facilities.

Recommendation

The **Site Plan Review Committee** recommended approval for this preliminary and final subdivision plat on March 9, 2022.

The **Planning and Zoning Board** voted to forward a recommendation of approval at their meeting held on September 6, 2022.

