

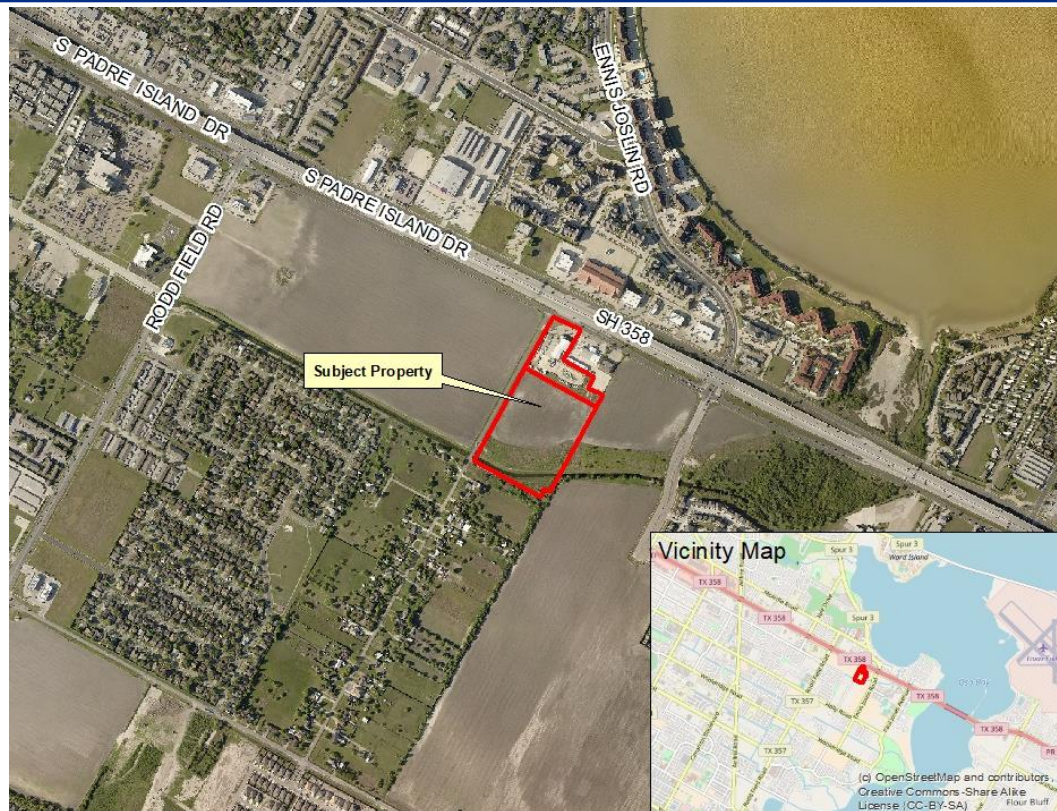


Amending Plat of Bridgepointe Landing, Block 1, Lot 5R and 6R

Planning Commission Presentation
August 22, 2018



Aerial Overview





Bridgepointe Landing, Block 1, Lot 5 and Lot 6



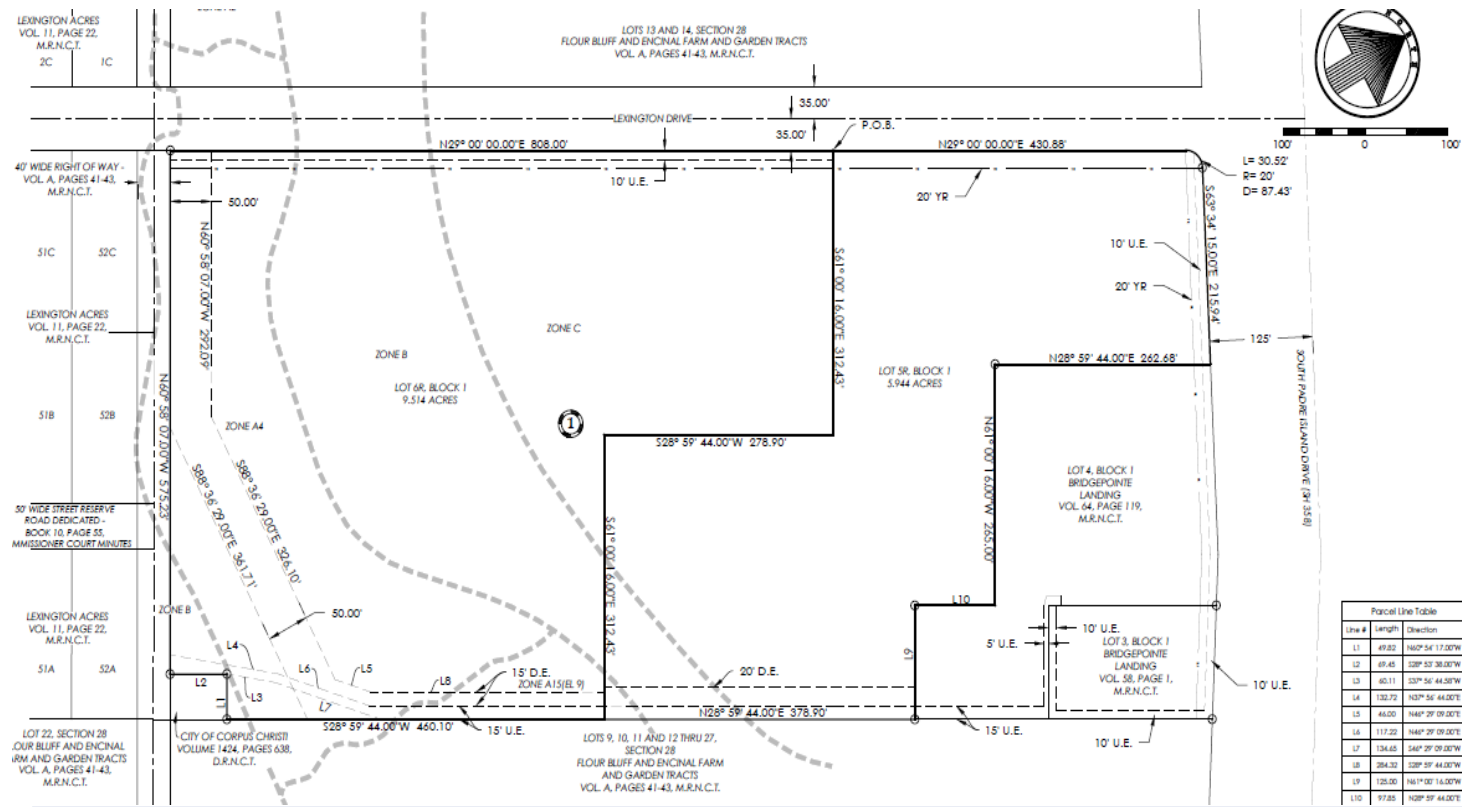


Bridgepointe Landing, Block 1, Lot 5R and Lot 6R





Bridgepointe Landing, Block 1, Lot 5R and Lot 6R: May 2018



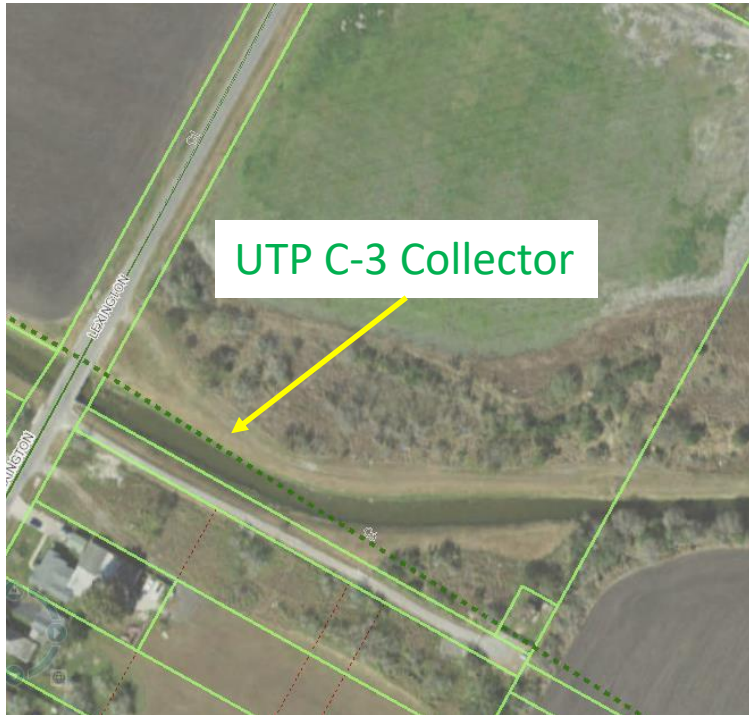


Amending Plat Determination

- Applicant's position: just moving lot lines
 - **Texas Loc. Gov't Code §212.016(9):** "... to **relocate one or more lot lines between one or more adjacent lots** if:
 - (A) the owner of all those lots join in the application
 - (B) the amendment does not attempt to remove recorded covenants or restrictions; and
 - (C) the amendment does not increase the number of lots
- City's position: new infrastructure required
 - **Texas Loc. Gov't Code §212.016(11):** "... to replat one or more lots fronting on an existing street if:
 - (A) the owners of all those lots join in the application for amending the plat;
 - (B) the amendment does not attempt to remove recorded covenants or restrictions;
 - (C) the amendment does not increase the number of lots; and
 - (D) the amendment does not create or **require** the creation of a **new street** or make necessary the extension of municipal facilities.



New Street Requirement: Williams Drive



Williams Drive: C-3 Collector

ROW Width: 75 feet

Pavement Width: 50 feet

Date of UTP enactment:
February 18, 2014

Date of Amending Plat
submittal:
May 22, 2018



Timeline

Date	Event
1996	Preliminary Plats approved by Planning Commission in March and December show --Williams Drive alignment shown on the property, and street sections. --104-foot drainage right-of-way
2004	Preliminary Plat approved by Planning Commission shows --Williams Drive shown on the property, and street sections, and --180 to 200-foot drainage right-of-way, and a bridge over drainage easement.
05/12/2010	Preliminary Plat and Final Plat Lot 6, Block 1 approved by Planning Commission. --Williams Drive is no longer shown on the Preliminary Plat. --50-foot drainage right-of-way is shown.
2010 - 2013	Six Time Extensions of Final Plat and Two Extensions of the Preliminary Plat.
02/18/2014	Williams Drive alignment is moved back onto the subject property by UTP amendment and Ordinance 030091.
05/22/2014	Final Plat Lot 6, Block 1, is recorded. Preliminary Plat of Lot 6, Block 1 <u>expired.</u>
05/22/2018	Applicant submits plat application for "replat" of Lots 5 and 6, to "adjust a common lot line." The applicant changes the submittal to an "amending" plat. Williams Drive dedication and construction is required per UTP and Ordinance 030091 (02/18/2014).



Review Criteria for Amending Plats: UDC 3.10.3

Does not satisfy the review criteria:

- ☒ Does not meet requirements of code and state law
- ☒ Inconsistent with Comp Plan, Utility Master Plans, other adopted plans relating to **future streets**, and extension/improvement of roads, water, stormwater
- ☒ Plat does not meet subdivision design and improvement standards to promote health, safety or general welfare



Staff Recommendation

Staff recommends denial of the
Amending Plat