



## Legislation Details (With Text)

**File #:** 19-229      **Version:** 1

**Type:** New Business      **Status:** Agenda Ready

**File created:** 5/3/2019      **In control:** Planning & Zoning Commission

**On agenda:** 5/13/2019      **Final action:**

**Title:** PUBLIC HEARING: Consider approval of a Final Plat for Lot 5R, Block C, Cobblestone Parks, being a replat of Lot 5, Block C, Cobblestone Parks, located on a 0.345-acre lot, at 918 Cobblestone Parks Drive, on the south side of Cobblestone Parks Drive, approximately five hundred and fifty feet (550') southeast from the intersection of Rufe Snow Drive and Cobblestone Parks Drive, and Zoned (PD-SF-15) Planned Development – Single Family – 15,000 square foot minimum. Eric Hill owner/applicant. Rodney Martinez, Survey Group, surveyor. (P-19-0006)

**Attachments:** 1. 051319\_Cobblestone\_Maps, 2. 051319\_Cobblestone\_ExhibitA\_FinalPlat, 3. 051319\_Cobblestone\_StaffAttachment\_ApprovedCobblestoneParksSub

Date	Ver.	Action By	Action	Result
5/13/2019	1	Planning & Zoning Commission	close the public hearing	Pass
5/13/2019	1	Planning & Zoning Commission	approve	Pass

**To:** Planning and Zoning Commission, May 13, 2019

**From:** Katasha Smithers, Planner I

**Subject:** PUBLIC HEARING: Consider approval of a Final Plat for Lot 5R, Block C, Cobblestone Parks, being a replat of Lot 5, Block C, Cobblestone Parks, located on a 0.345-acre lot, at 918 Cobblestone Parks Drive, on the south side of Cobblestone Parks Drive, approximately five hundred and fifty feet (550') southeast from the intersection of Rufe Snow Drive and Cobblestone Parks Drive, and Zoned (PD-SF-15) Planned Development - Single Family - 15,000 square foot minimum. Eric Hill owner/applicant. Rodney Martinez, Survey Group, surveyor.

### Background:

- On August 1, 2006, City Council approved the Planned Development for Cobblestone Park by ordinance No. 1337.
- On August 27, 2007, the Planning and Zoning Commission approved the final plat for Cobblestone Park subdivision.

### Analysis:

The proposed Replat for the lot addressed as 918 Cobblestone Parks Drive would abandon a portion of the private drainage easement that is located at the rear of property. The City of Keller Public Works Department has no concerns about the proposed plat regarding drainage.

### Public Hearing Requirement:

Section 212. 015 of the Texas Local Government Code requires a public hearing to be conducted for all replats of properties. Notification letters advertising a public hearing for the meeting were sent on April 26, 2019, to surrounding property owners within two-hundred feet (200') and three-hundred feet (300') of the subject lot. Publication of the public hearing in the Fort Worth Star-Telegram occurred on April 28, 2019.

**Citizen Input:**

On April 26, 2019, the City mailed out twenty-five (25) letters of Notifications for a Public Hearing to all property owners within two-hundred feet (200') and three-hundred feet (300') of the subject site.

**Summary:**

The applicant has met the requirements of the UDC for this final plat application.

**Alternatives:**

The Planning and Zoning Commission shall approve all plats that meet the criteria listed in the UDC and conform to zoning district specifications. The Commission has the following option on this plat:

- Approve as submitted

**City Council Action:**

The Planning and Zoning Commission has the authority to act on a Final Plat with no variances. No City Council action is needed for this Final Plat application.