

PUBLIC HEARING

Proposed replat of a portion of Tract 1, Block 204, Burton & Danforth Subdivision into Lots 1-11, Block 204, Nelson Park Subdivision in Aransas Pass, San Patricio County.

BACKGROUND AND FINDINGS:

The purpose of the proposed plat is to subdivide property located in the corner of S. 13th Street and W. Nelson Ave. into ten lots for single-family home development.

LOCATION: SOUTH 13TH STREET AND WEST NELSON AVENUE, ARANSAS PASS, TEXAS

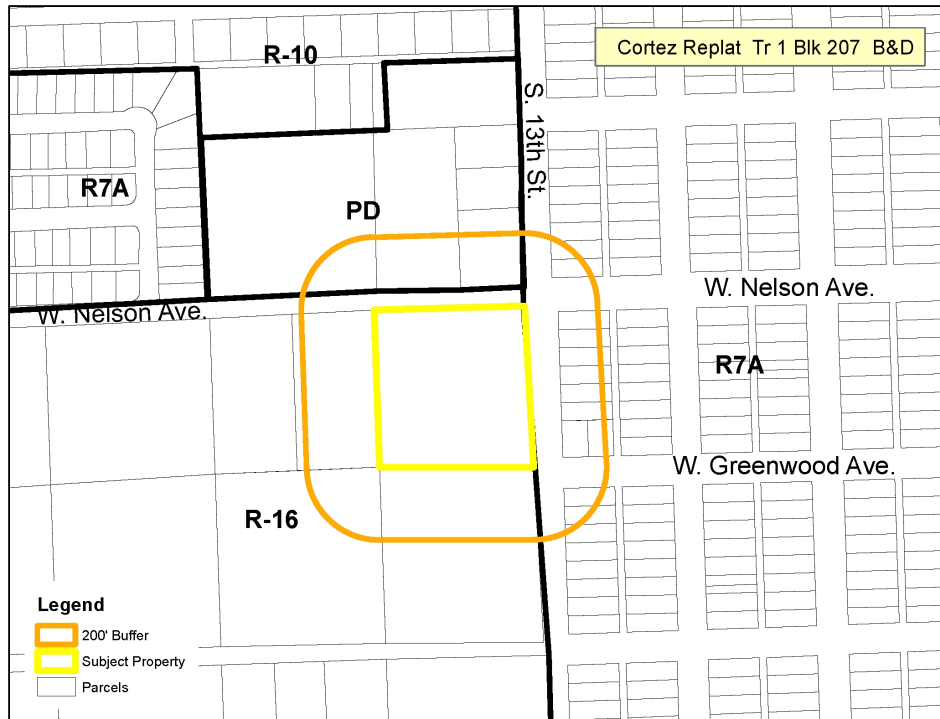
CURRENT LEGAL DESCRIPTION: TRACT 1, BLOCK 204, BURTON & DANFORTH

PROPOSED LEGAL DESCRIPTION: LOTS 1-11, BLOCK 204, NELSON PARK SUBDIVISION

SIZE: 11.14 ACRES

OWNER(S): BRITE STAR CONSTRUCTION

ZONING DESIGNATION: R16 – SINGLE FAMILY DWELLING DISTRICT



R16 LOT AREA REQUIREMENTS

As per the Aransas Pass Zoning Ordinance, Part III, Section 11-16:

- MINIMUM LOT AREA: 16,000
- MINIMUM LOT DEPTH: 125 FEET
- MINIMUM LOT WIDTH: 100 FEET

The proposed Nelson Park Subdivision plat meets the requirements for a residential development in an R16 – Single Family Zoning District.

ACTION OF THE PLANNING & ZONING COMMISSION

The Commission discussed the concerns of Mrs. Dempsey. Staff informed the Commission that the developer was aware of the flooding issues and has contracted LNV Engineering to design the drainage system for the development. The Planning and Zoning Commission voted unanimously to recommend approval of the proposed plat.

PUBLIC NOTICE

MAILING DATE(S): June 29, 2018

NEWSPAPER PUBLICATION DATE(S): May 30, 2018, June 27, 2018

One inquiry regarding the plat (neither in support or in opposition)

One letter from Mrs. Peggy Dempsey in opposition, stating that she opposes the plat "Because of the flooding."

ATTACHMENTS

Nelson Park Subdivision Plat

STAFF RECOMMENDATION

Staff recommends approval of the proposed plat.

ALTERNATIVE

Deny approved plat.

