



## Legislation Text

---

**File #:** FP17-0009, **Version:** 1

---

### **Planning Report**

**FP17-0009 / Walter Warschun Ranch Addition**

**Planning & Zoning Commission**

**October 25, 2017**

#### **REQUEST:**

Consider a request by Walter N. Warschun, Trustee for approval of a Final Plat of the Walter Warschun Ranch Addition, Lot 1, Block A. The 2 acre site is generally located approximately 2,100 feet northwest of the intersection of Gribble Springs Road and Warschun Road. (FP17-0009, Walter Warschun Ranch Addition, Julie Wyatt).

#### **ZONING:**

Extraterritorial Jurisdiction (ETJ)

#### **NUMBER OF LOTS:**

One residential lot

#### **BACKGROUND:**

The purpose of the final plat is to create one legal lot of record in order to develop the site with a residential use. The lot is accessed by an access easement created by a separate instrument which connects the property to Gribble Springs Road.

#### **STAFF RECOMMENDATION:**

The technical requirements of the plat have been met, and the plat is in order as submitted. The proposed plat complies with all subdivision regulations, and staff recommends approval.

#### **EXHIBITS:**

- Final Plat

Respectfully submitted:  
Richard Cannone, AICP  
Interim Planning Director

Prepared by:  
Julie Wyatt  
Senior Planner