

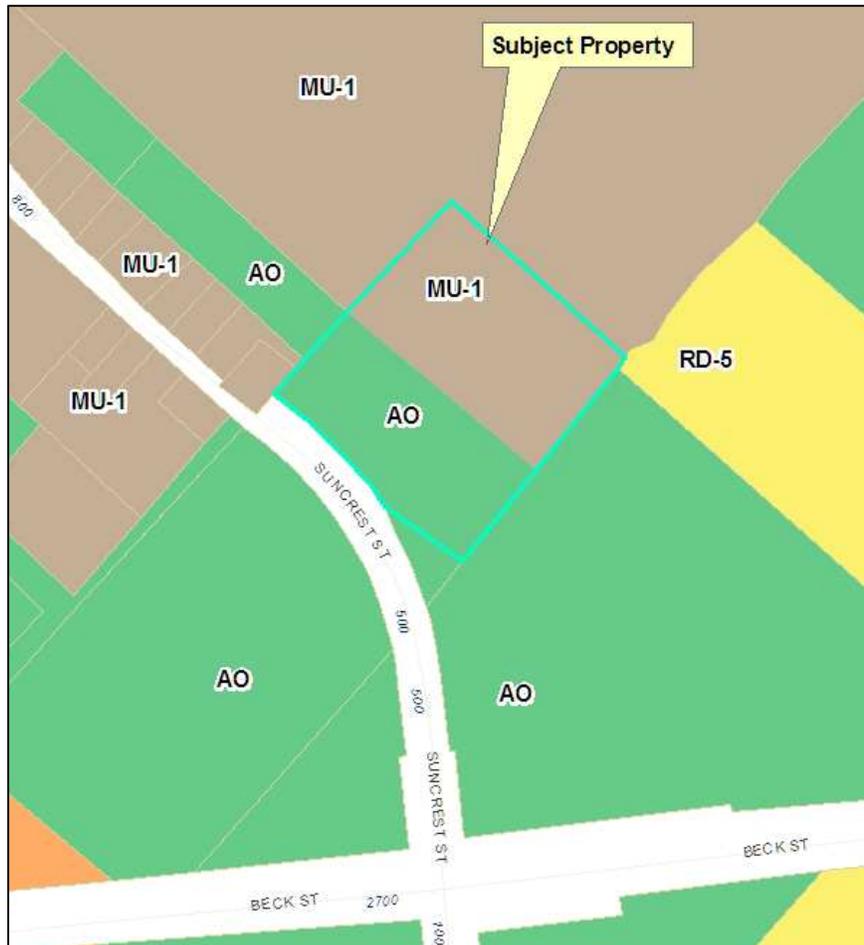
**PLANNING AND ZONING COMMISSION
STAFF REPORT**



February 4, 2016

FP15-22: proposed Final Plat of the Paulo Moreno Subdivision

- SIZE AND LOCATION:** 4.35 acres of land out of the Stephen F. Austin League, Abstract 62, adjoining the northeast side of Suncrest Drive, approximately 640 feet north of its intersection with Beck Street
- EXISTING LAND USE:** vacant land
- ZONING:** Agricultural-Open District (A-O) and Mixed Use - Residential District (MU-1)
- APPLICANT(S):** Paulo Moreno
- AGENT(S):** Charles McKinley, The Jean McKinley Co.
- STAFF CONTACT:** Matthew Hilgemeier, AICP





PROPOSED SUBDIVISION AND STAFF RECOMMENDATION:

The subject property is comprised of 4.35 acres of unplatted, vacant land currently zoned Agricultural-Open District (A-O) and Mixed Use - Residential District (MU-1). The subject property has never been represented on a subdivision plat. The owner of the property, Mr. Paulo Moreno, wishes to install a manufactured home on the portion of the property that is zoned MU-1 District. Installation of a home requires prior approval and recoding of a subdivision plat.

No new public infrastructure is required in conjunction with this final plat request. The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.