



Legislation Details (With Text)

**File #:** 21-4271      **Version:** 1      **Name:** SD#21-040: Final Plat of Lots 3, 4, 5 and 6, Block 1, Long Estates, being 3.563 acres located at 4525 E. Broad Street; Coombs Land Surveying, surveyor, and Felix Wong on behalf of Hiep Duc Tran and Hanh Thu Nguyen, owners

**Type:** Plat      **Status:** Passed

**File created:** 8/30/2021      **In control:** Planning and Zoning Commission

**On agenda:** 9/7/2021      **Final action:** 9/7/2021

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**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map.pdf, 2. Final Plat.pdf

Date	Ver.	Action By	Action	Result
9/7/2021	1	Planning and Zoning Commission	Approved	Pass

SD#21-040: Final Plat of Lots 3, 4, 5 and 6, Block 1, Long Estates, being 3.563 acres located at 4525 E. Broad Street; Coombs Land Surveying, surveyor, and Felix Wong on behalf of Hiep Duc Tran and Hanh Thu Nguyen, owners

The purpose of this plat is to create 4 lots for single-family residential use. The property is zoned PR and all lots meet the minimum lot area, width and depth for this district. The applicant is dedicating right-of-way for a 100-foot diameter cul-de-sac at the end of Karen Drive to replace a temporary turn easement on the adjacent properties in Bankston Meadows.

On the east side of Lot 3, there is an existing 5-foot electric easement and a 30-foot access easement to the telecommunications tower located on the property to the south.

Although there are no signatures on copy of the plat in the Commission’s packet, the filing copy has been signed. The plat meets the requirements of the Subdivision Control Ordinance.

Staff recommends approval.

**Attachments**

- Location Map
- Final Plat