



**CITY OF BUNKER HILL VILLAGE  
PLANNING AND ZONING COMMISSION  
Agenda Request**

Agenda Date:	June 22, 2021
Agenda Item Number:	IV
Subject/Proceeding:	<b>CONSIDERATION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE A SHORT FORM FINAL PLAT FOR RAYDON ESTATES SECTION 2 (1 RAYDON LANE) CREATING TWO (2) SINGLE FAMILY LOTS</b>
Exhibits:	Application Packet Plat Document
Approval(s):	Karen Glynn Steve Smith

**Executive Summary**

Probstfeld & Associates, Inc., on behalf of Frank Y. and Michele G. Yang, have submitted a Short Form Final Plat for Raydon Estates Section 2 located at 1 Raydon Lane. The Plat would create two (2) single family lots.

**This application is considered to be “a short form final plat” under Chapter 14, Subdivisions:**

**Sec. 14-5.1. – Short form final plats.**

A short form platting procedure may be requested if the final plat is authorized by the administrative officer and meets the following requirements:

- (1) No more than four (4) lots, tracts or reserves are included.
- (2) The area to be platted lies within an existing public street circulation system already approved by the city council;
- (3) The proposed development meets all the requirements of the existing zoning district;
- (4) The plat does not propose to vacate public street rights-of-way or easements;
- (5) The plat does not propose creation or extension of public rights-of-way;
- (6) The proposed development does not require any significant drainage improvements;
- (7) The proposed development is consistent with the thoroughfare plan and creates no significant traffic congestion on the existing public street system;
- (8) The proposed development creates no variance requests.

The City’s Consultant has reviewed the plat on behalf of the City. The plat meets all of the City’s requirements. Currently, there is one home existing on the lot.

The plat is recommended for approval.



**CITY OF BUNKER HILL VILLAGE**

**Plat / General Plan Submittal Application**

*(Please type or print legibly)*

**Fees:** Planing & Zoning Application - \$1000 (one lot) plus \$100/lot  
Specific Use Permit Application - \$1000  
Board of Adjustment Application - \$250.00 Each

**Submittal Requirements Checklist:**

Ten (10) packets, each one shall include all of the items listed below:

- Application
- Letter stating the applicant's reasons for request, the type of request, and other pertinent information
- Letter from property owner
- Metes and bounds of the site and county slide number of plat (if recorded)
- Scale drawings, on 24" x 36" paper (1" = 100'), blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map
- A pdf of the entire packet submitted to [kglynn@bunkerhilltx.gov](mailto:kglynn@bunkerhilltx.gov)

**Subdivision / Development Name:** Raydon Estates Section 2

**Geographical Location:** 1 Raydon Lane; N. of Clarendon Ln.; E. of Memorial Dr. & W. of Knipp Rd  
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

**Survey/Abstract No.:** John D. Taylor Survey / Abstract 72

- Submittal Type:**
- Preliminary Plat
  - Final Plat (Short Form)
  - Amending Plat
  - Preliminary Replat
  - Final Replat
  - Specific Use Permit
  - Specific Use Permit Amendment

**Reason for Replat or Amending Plat:**

To create 2 Single Family residential lots

- Type of Plat:**
- Single Family Residential
  - Zero Lot Line Patio Homes
  - Planned Area Development District
  - Planned Area Development
  - Amendment to Planned Area Development

**Plat Data:**

Total Acreage: 1.0052 Typical Lot Size: 20,808 / 22,978 SF

Number Lots: 2 Number of Streets: N/A

Numbers and Types of Reserves: N/A Total Acres in Reserve: 0

Zoning District: Zone A

**Applicant:** Probstfeld & Associates, Inc.

Contact Name: Mario Colina, P.E.

Address: 515 Park Grove Drive, Suite 102, Katy, TX 77450

Phone: 281-829-0034 Fax: 281-829-0233

Email: mario@probstfeld.com

**Owner:** Frank Y Yang & Michele G. Yang

Contact Name: Frank Yang

Address: 1 Raydon Lane, Houston, TX 77024

Phone: 713-598-5096 Fax: \_\_\_\_\_

Email: fyang1957@gmail.com

**Engineer or Planner:** Probstfeld & Associates, Inc.

Contact Name: Mario Colina, P.E.

Address: 515 Park Grove Drive, Suite 102, Katy, TX 77450

Phone: 281-829-0034 Fax: 281-829-0233

Email: mario@probstfeld.com

**Authorization:**

My signature below certifies that I am authorized to submit this application and that the information on the application is COMPLETE, TRUE, and CORRECT.

  
\_\_\_\_\_  
**Applicant's Signature**

5/20/21  
\_\_\_\_\_  
**Date**