



## AGENDA ITEM SUMMARY FORM

---

**MEETING DATE:** September 27, 2022

**PREPARED BY:** Walter E. Reeves jr. AICP/Wayne E. Neumann, AICP

**AGENDA CONTENT:** Consideration of approval of a preliminary plat for a 12.390-acre subdivision in the J. De J. Valderas Survey, Abstract No. 380

**AGENDA ITEM SECTION:** Regular Agenda

---

**BUDGETED AMOUNT:** N/A **FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:** An application was submitted to the City on May 9, 2022, for approval of a minor plat of 12.390 acres in the J. De J. Valderas Survey, Abstract No. 380 into two lots with variances. The subject property is located on the northwest corner of Henderson Road and Galaznik Road (Attachments 1 & 2) and consists of 12.390 acres in the Commercial General (CG) zoning district (Attachment 3). On July 7, 2022, The planning and zoning commission voted 2 in-favor/2 opposed/3 absent on a motion to recommend denial of the minor plat and all of the requested variances. On July 19, 2022, a revised application converting the minor plat application to a preliminary plat application with variances (Attachment 4) was received. On July 25, 2022, the minor plat and variances was withdrawn from the City Council's July 26, 2022, regular agenda.

The preliminary plat was resubmitted and considered at the planning and zoning commission meeting on September 1, 2022. The commission approved the preliminary plat based the correct assumption that all major issues must be resolved prior to the submission of the final plat

**Action of Planning and Zoning Commission.** The planning and zoning commission approved the preliminary plat and forwarded it to city council for approval.

**RECOMMENDATION:** The city council should approve the preliminary plat with conditions per the memo from the city engineer.