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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Lidon Pearce, Senior Planner

**MEETING:** February 28, 2023

**SUBJECT:**

**Hidden Vistas, Phase 8; Lot 37-R, Block 4 (Case 23-001):** Consider approval of a replat of Lot 37, Block 4 of Hidden Vistas, Phase 8. (*Staff Presenter: Lidon Pearce, Senior Planner*)

**SUMMARY:**

On January 9, 2023, an application for a replat, including 0.438 acres, was submitted by Peter Thomas (developer) on behalf of Kenneth and Mary Freeman (owners). The replat is adding a portion of unplatted land (approximately 2,300 square feet) to the rear of their previously platted residential lot.

The replat is administratively complete and meets the requirements of Appendix A – Subdivision and Development Regulations.

**ENGINEERING:**

Roadways

This replat does not trigger the requirement for a Traffic Impact Analysis (TIA).

Utilities

The property is served by the City of Burleson.

**OPTIONS:**

- 1) Approve the replat; or
- 2) Deny the replat

**RECOMMENDATION:**

Approve a replat for Hidden Vistas, Phase 8; Lot 37-R, Block 4 (Case 23-001)

**FISCAL IMPACT:**

None.

**STAFF CONTACT:**

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