



Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: February 22, 2022
Project Number: SUB2022-0002
Project Planner: Tory Carpenter, Senior Planner

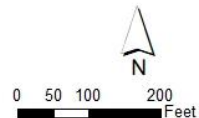
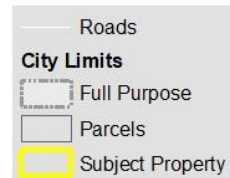
Item Details

Project Name: Hays Street Subdivision
Property Location: 102 South Bluff Street
Legal Description: 1.855 Acres out of the Phillip A. Smith Survey
Applicant: Joe Grasso, P.E., Doucet & Associates
Property Owner: Tejas Heritage Homes, LLC
Request: A residential final plat



Location Map

ZA2021-008
Hays Street Zoning Change



Planning Department Staff Report

Overview

The applicant is requesting approval of a final plat consisting of six residential lots and one open space lot.

Action Requested

Disapproval to address comments.

Site Information

Location:

102 South Bluff Street

Zoning Designation: SF-3 & Historic Overlay

Property History

On November 11, 2021, the City Council approved a zoning amendment and conditional overlay which would allow development of this site of 6 single-family residences with a base zoning of SF-3.

Recommendation

Staff is recommending disapproval.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

Recommended Action:	Disapproval.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A