



# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:**

April 25, 2023

**Project No:**

SUB2023-0009

**Project Planner:**

Warlan Rivera – Planner

### Item Details

**Project Name:**

Beulah Marie Estates Subdivision, Lot 3 Replat

**Property Location:**

701 Needham Road

**Legal Description:**

Beulah Marie Needham Est, Lot Pt Of 3, Acres 18.49

**Applicant:**

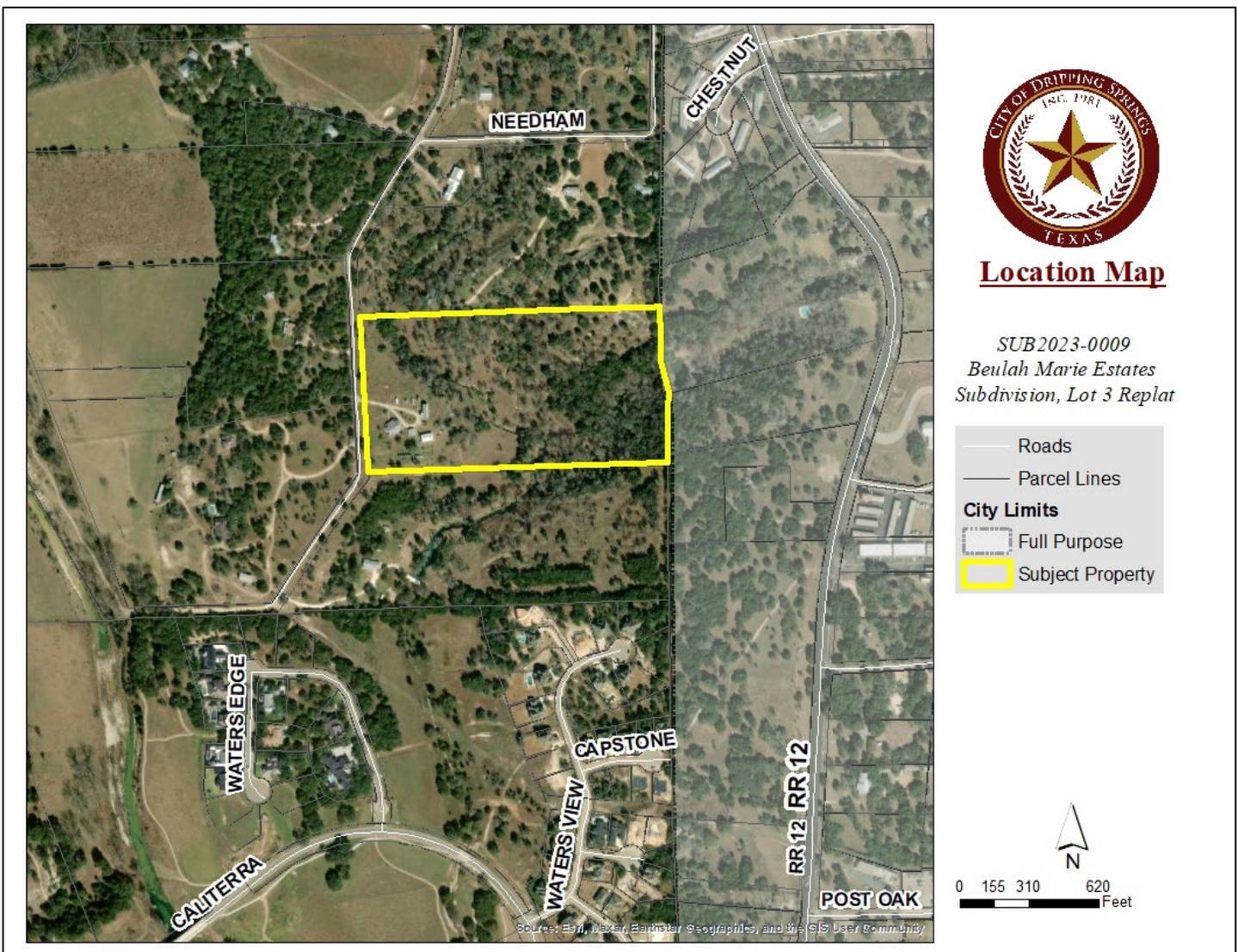
Jon Thompson

**Property Owner:**

Montgomery Revocable Living Trust

**Staff recommendation:**

Disapproval of the replat.



# Planning Department Staff Report

---

## Overview

This replat is subdividing the existing platted lot (lot 3) into two lots, lot 3A and lot 3B. Lot 3A will be 16.119 acres while Lot 3B will be 5.373 acres.

## Access and Transportation

Both properties will have frontage on Needham Road.

## Site Information

**Location:** 701 Needham Road

**Zoning Designation:** ETJ

## Property History

The original plat for Beulah Marie Estates was recorded in 1979.

## Recommendation

Disapproval of the replat.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Replat

Exhibit 3 - Comments

Exhibit 4 – Email correspondence with the Applicant, Jon Thompson, on the members of the Trust

Exhibit 5 – Email from Rex Baker on the members of the Trust

Exhibit 6 – Trust Agreement

Recommended Action	Disapproval
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	Opposition of the replat due to ownership dispute of the property.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A