

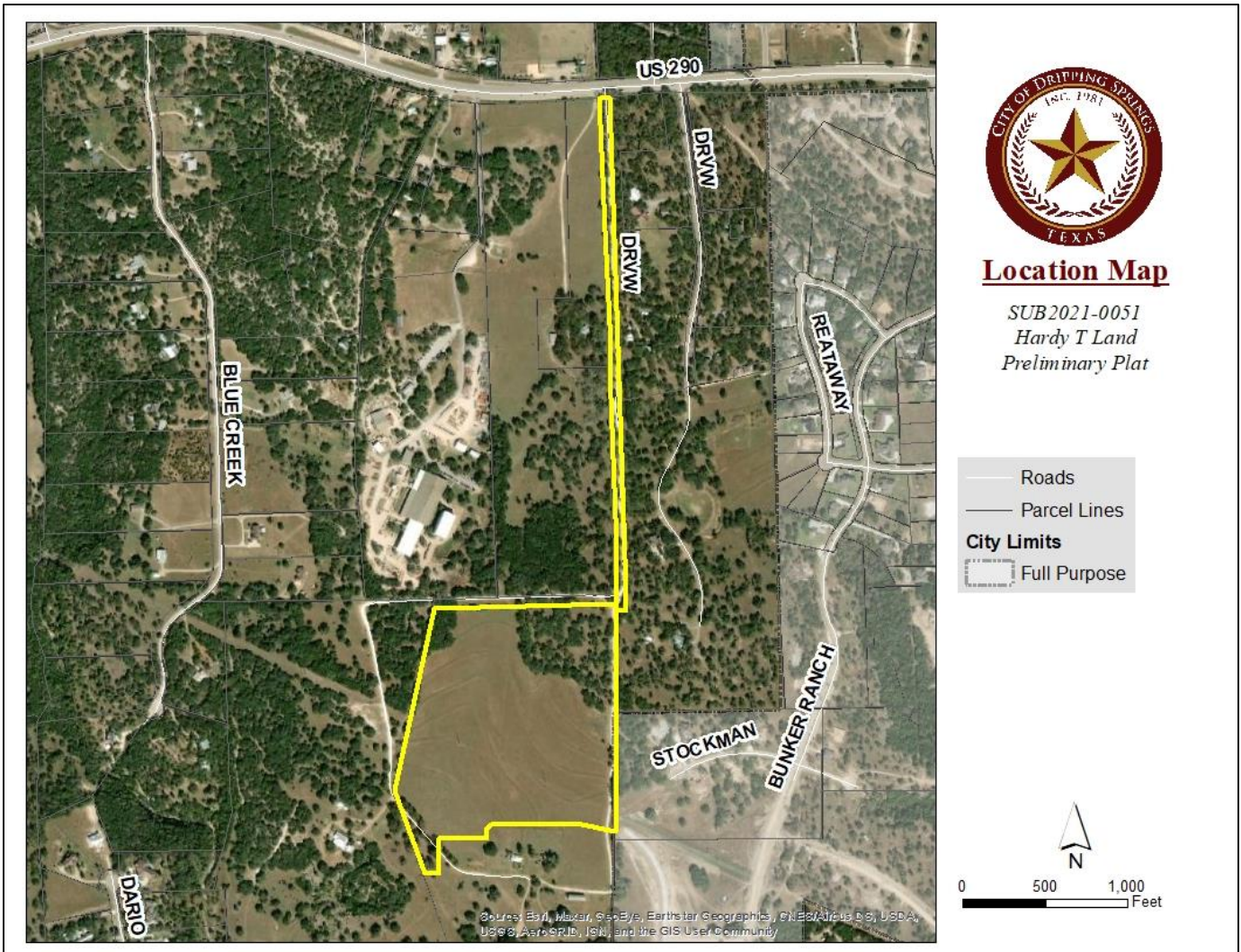


Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: November 23, 2021
Project Number: SUB2021-0051
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Hardy T Land Preliminary Plat
Property Location: 2901 W US 290
Legal Description: 79.61 Acres out of the Benjamin F Hanna Survey
Applicant: Civil and Environmental Consultants Inc.
Property Owner: P&H Family Limited Partnership No. 1
Request: A residential preliminary plat



Planning Department Staff Report

Overview

The applicant is requesting approval of a preliminary plat consisting of 7 residential lots. The sites will be served by private on-site septic systems and will be accessed via the Bunker Ranch subdivision.

Action Requested

Staff is recommending **disapproval** of the preliminary plat with the outstanding comments (see attached).

Site Information

Location:

2901 W US 290

Zoning Designation: ETJ

Property History

The applicant requested annexation and zoning to SF-2 for this property in March 2021. The Planning & Zoning recommended denial of the request and the applicant withdrew the request. This applicant has stated that they intend to develop the property in the ETJ without annexation.

The Commission disapproved this preliminary plat on September 28, 2021.

Recommendation

Staff is recommending *disapproval of the preliminary plat.*

Attachments

Exhibit 1 – Plat

Exhibit 2 – Proposed Preliminary plat

Exhibit 3 – Outstanding Comments Letter

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