

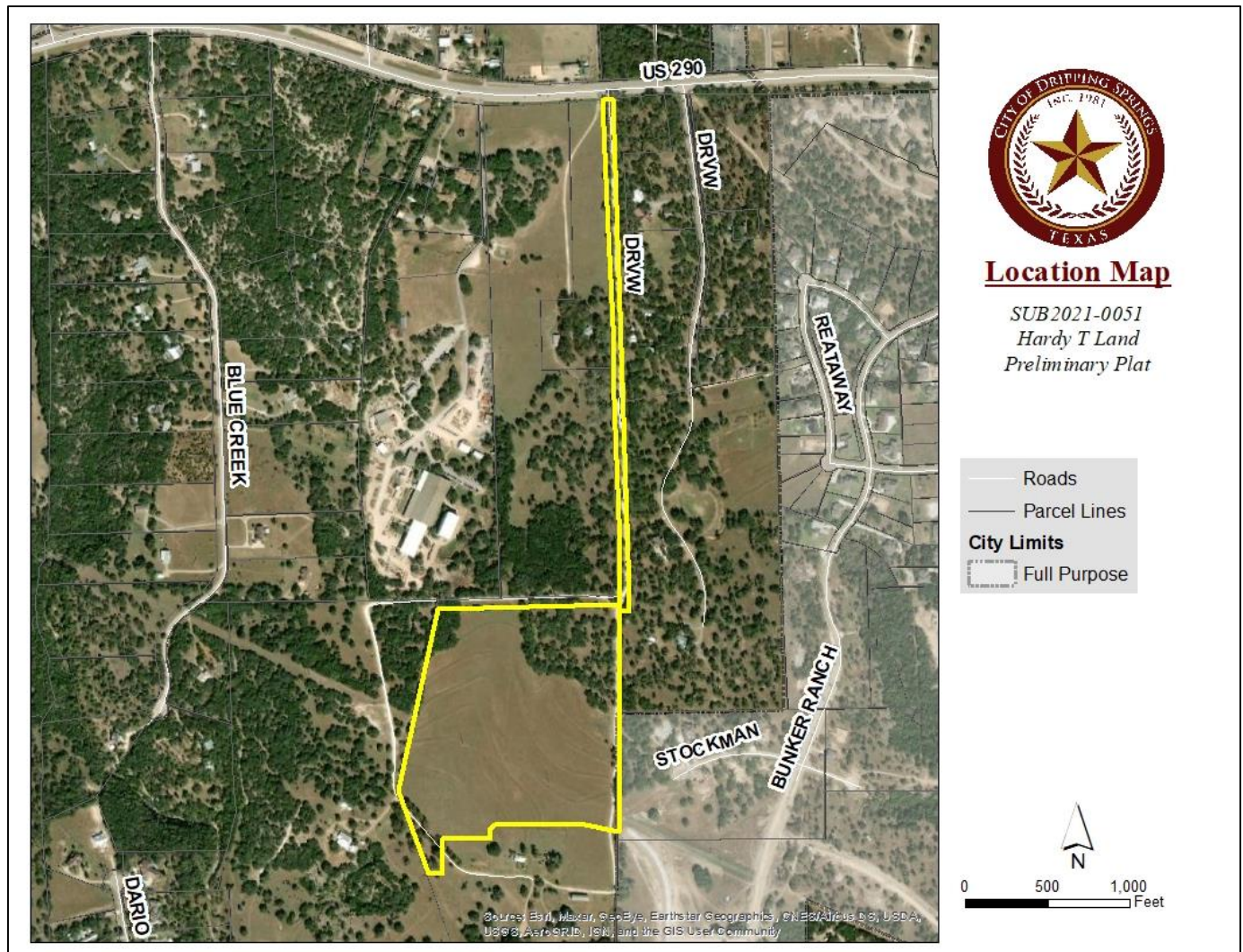


## Planning & Zoning Commission Planning Department Staff Report

**P&Z Meeting:** September 28, 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).

## Conditions

1. The applicant shall provide a 1445 approval statement from Hays County for this subdivision plat.

## 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.

## 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