



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

June 28, 2022

Project No:

SUB2022-0029

Project Planner:

Tory Carpenter, AICP - Senior Planner

Item Details

Project Name:

Vitolich Plaza Lot 1 Replat

Property Location:

Bell Springs Road

Legal Description:

Vitolich Plaza Lot 1

Applicant:

Jon Thompson

Property Owner:

Steven Kwee, Bell Springs Flex, LLC

Staff recommendation:

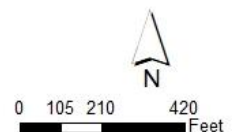
Denial of the Replat based on outstanding comments



Location Map

SUB2022-0029
Vitolich Plaza Replat

— Roads
— Parcel Lines
City Limits
Full Purpose



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Overview

The purpose of this replat is to subdivide one existing platted lot into two lots ranging from 1.71 acres to 5.55 acres.

Access and Transportation

The properties will both have frontage on Bell Springs Road.

Site Information

Location: Bell Springs Road

Zoning Designation: ETJ

Property History

The original Vitolich Plaza subdivision was recorded in 2017.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Replat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A