

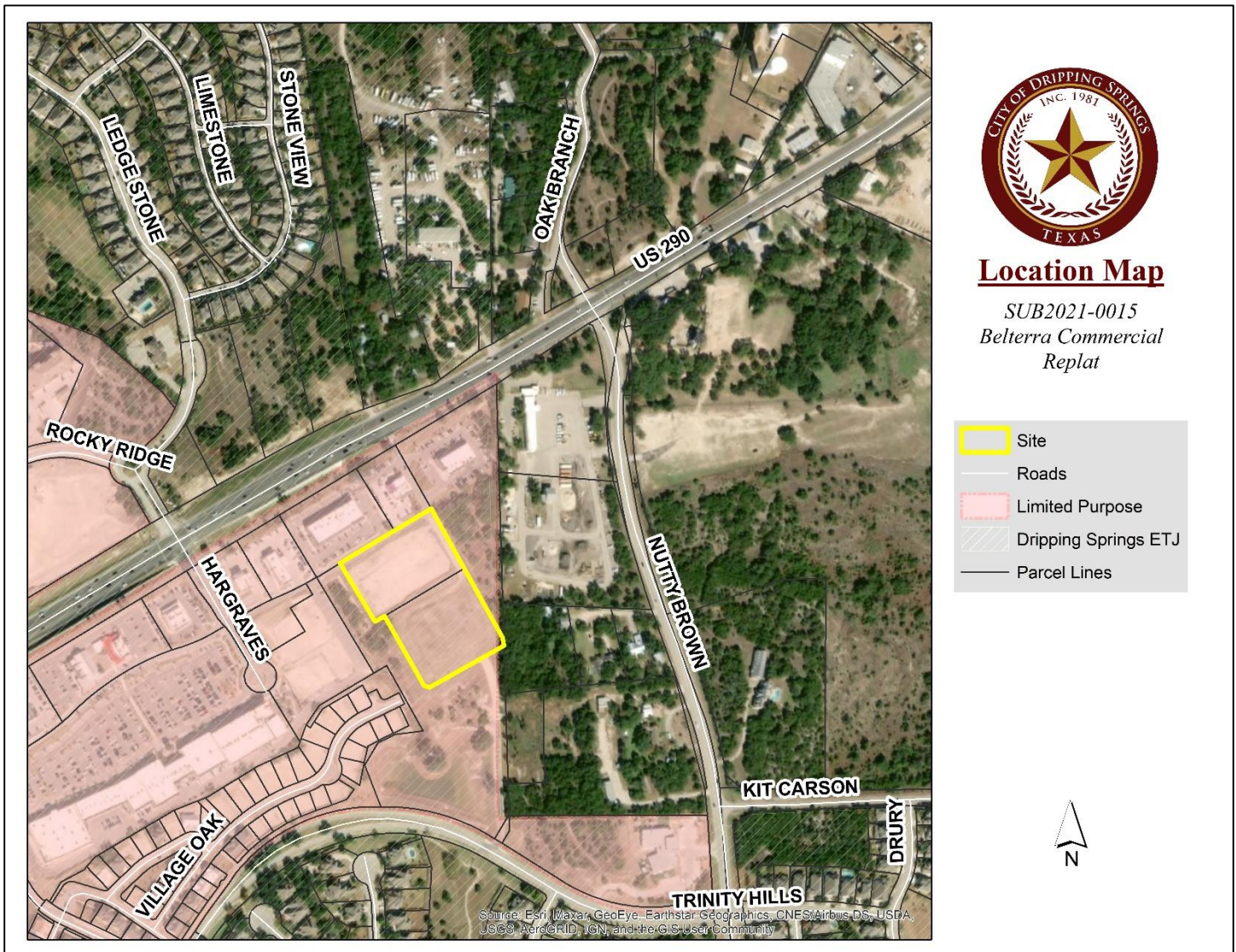


Planning & Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: March 23, 2021
Project Number: SUB2021-0015 – Belterra lot 3G and 3H Replat
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Belterra Replat
Property Location: Hargraves Drive
Legal Description: Approximately 4.7905 acres, called Lot 1, Block F of the Driftwood Subdivision, Phase One, Section One, Book 18, Page 236
Applicant: Kimley-Horn & Associates c/o Natalia Garau
Property Owner: 4Ward c/o Jason Ward
Request: Replat of Resubdivision No. 3 of North Belterra Commercial Subdivision



Planning Department Staff Report

Overview

The applicant requested to vacate Lot 3H, Block B from the Final Plat of the Resubdivision No. 3 of North Belterra Commercial Subdivision, filed by Document No. 18025482 and replat it with lot 3G of the Amended Plat of North Belterra Commercial, filed by Document No. 20022174.

Action Requested

Denial for reasons stated in the attachments of the applications for a Final Plat (SUB2021-0015), consisting of approximately 4.7905 acres located at on Hargraves Drive, generally located south of U.S. 290, and east of Belterra Village Way.

Site Information

Location:

The subject property is located along Hargraves Drive, generally located south of U.S. 290, and east of Belterra Village Way.

Zoning Designation: Limited Purpose ETJ

Property History

This is the first request regarding this lot.

Outstanding Comments

Staff analyzed the proposed plats (SUB2021-0015) against the city's code of ordinances, and outstanding comments are attached to this staff report.

Recommendation

Staff is recommending **denial** for reasons set forth in the item.

Attachments

Exhibit 1 – Staff Comments

Exhibit 2 – Proposed Replat Plat for the Subdivision

Recommended Action:	Recommend denial for reasons set forth in the item.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A