



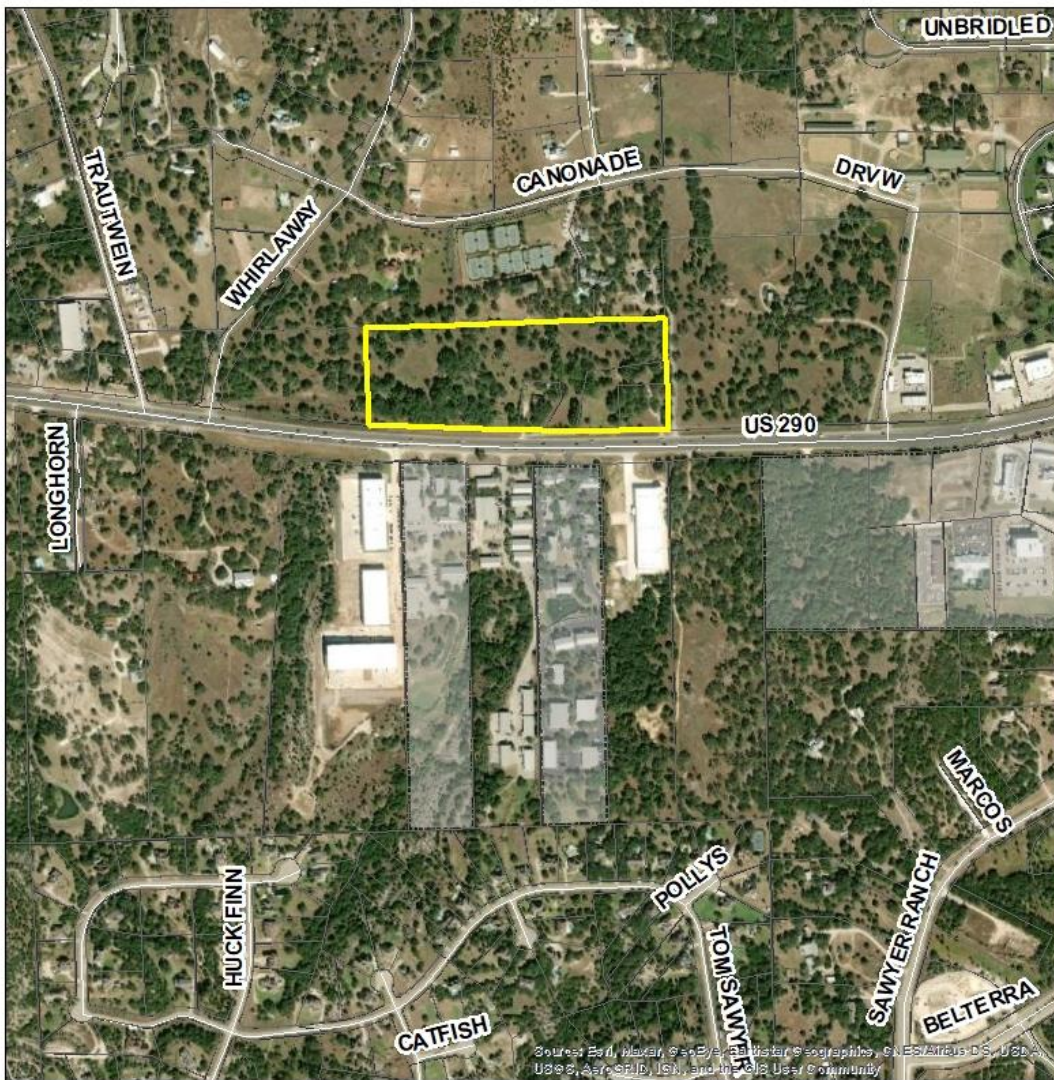
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2022-0010
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

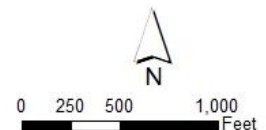
Project Name: Ariza Multifamily Preliminary Plat
Property Location: 13900 W US 290
Legal Description: 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys
Applicant: Katie Steward, P.E. Pape Dawson Engineers
Property Owner: Dustin Lindig, Henna Investments, LLC
Staff recommendation: Denial of the Preliminary Plat based on outstanding comments



Location Map

Ariza Multifamily Preliminary Plat

- Roads
- Parcel Lines
- City Limits**
- ▭ Full Purpose



Planning Department Staff Report

Overview

This preliminary plat consists of one multifamily lot served by a private wastewater treatment plant.

Access and Transportation

The applicant will extend Rob Shelton through the site and access the development through this extension.

Site Information

Location: Thurman 13900 W US 290

Zoning Designation: ETJ

Property History

A moratorium waiver was approved for this project on March 8, 2022.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

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