



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

February 28, 2023

Project No:

SUB2022-00049

Project Planner:

Tory Carpenter, AICP – Planning Director

Item Details

Project Name:

Serenity Hills Preliminary Plat

Property Location:

111 Hays Country Acres Road

Legal Description:

104 acres out of the Richard Vaughan Survey

Applicant:

Gregg Andrulis, Civil Insite, LLC

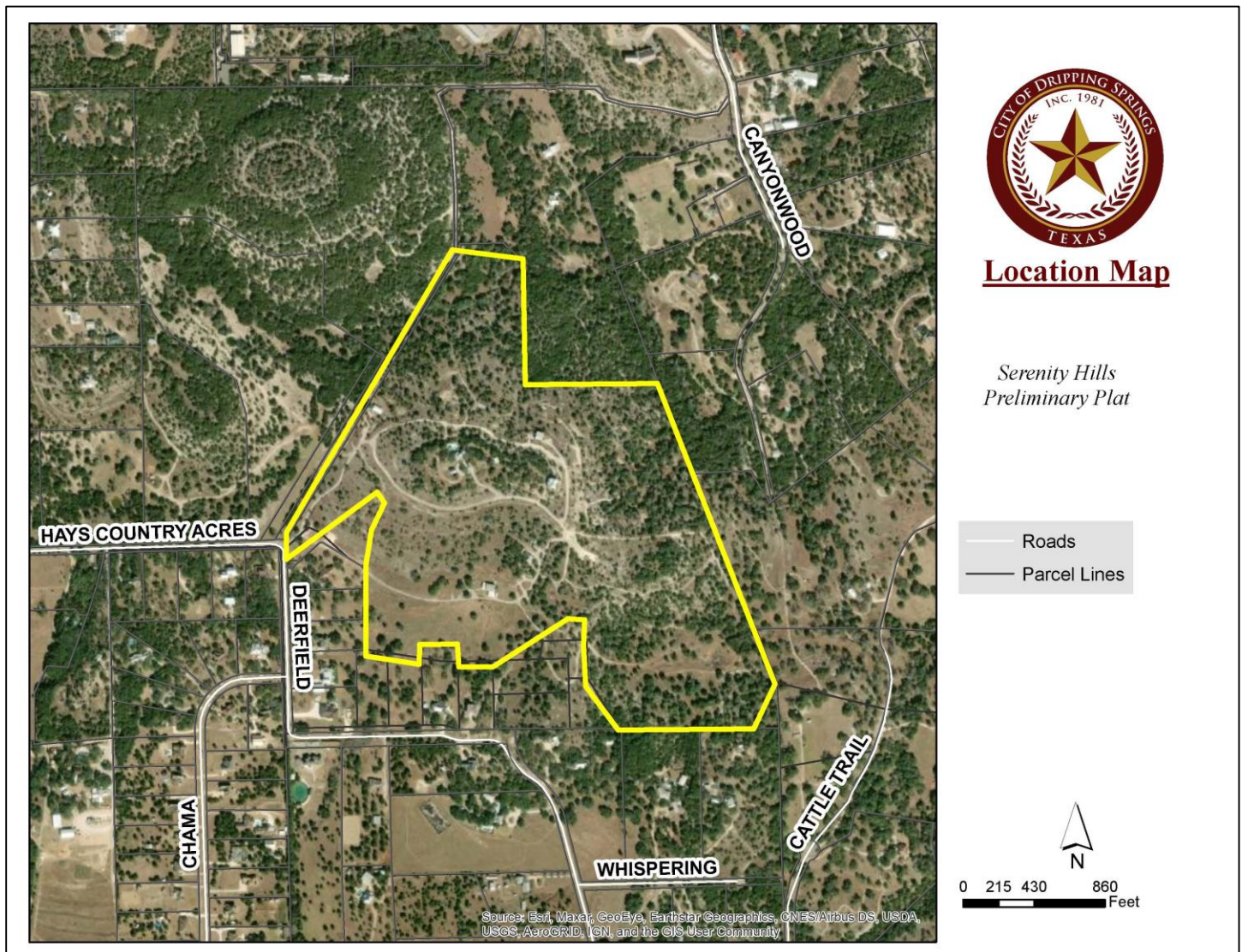
Property Owner:

Avril Johnnidis, Serenity Hills Partners, LLC

Staff recommendation:

Approval with the following condition:

1. Provide documentation of County Fire Marshal approval when received.



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Overview

This preliminary plat is located within the ETJ and consists of 49 single-family lots. Each lot is a minimum of 1.5 acres.

Access and Transportation

This development does not meet the threshold for a traffic impact analysis, so no off-site street improvements are required. However, the subdivision must meet minimum fire ingress and egress requirements.

Property History

The property owner applied for a moratorium waiver for a proposed development agreement at this site which was denied by City Council on September 15, 2022.

Recommendation

Approval with the following condition:

1. Provide documentation of County Fire Marshal comments when received.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Recommended Action	Approval with the condition outlined above.
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