



Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: February 28, 2023
Project Number: SUB2022-0002
Project Planner: Tory Carpenter, Planning Director

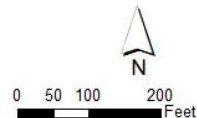
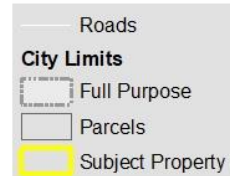
Item Details

Project Name: Hays Street Subdivision
Property Location: 102 South Bluff Street
Legal Description: 1.855 Acres out of the Phillip A. Smith Survey
Applicant: Joe Grasso, P.E., Doucet & Associates
Property Owner: Tejas Heritage Homes, LLC
Recommendation: Approval with conditions.



Location Map

ZA2021-008
Hays Street Zoning Change



Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Planning Department Staff Report

Overview

The applicant is requesting approval of a final plat consisting of six residential lots and one open space lot.

Site Information

Location:

102 South Bluff Street

Zoning Designation: SF-3 & Historic Overlay

Property History

On November 11, 2021, the City Council approved a zoning amendment and conditional overlay which would allow development of this site of 6 single-family residences with a base zoning of SF-3.

Recommendation

Staff recommends approval with the following conditions:

1. Add a note stating "Each residential lot shall install a 2,500 gallon rainwater capture tank at the time of home construction. Each lot owner will be responsible for operation and maintenance of the rainwater capture tank."
2. Remove city engineer signature block.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

Recommended Action:	Approval with the conditions outlined above.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A