



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

February 28, 2023

Project No:

SUB2021-0073

Project Planner:

Tory Carpenter, AICP – Planning Director

Item Details

Project Name:

Hardy T Land Preliminary Plat

Property Location:

2901 W US 290

Legal Description:

78.021 acres, out of the Benjamin F. Hanna Survey

Applicant:

Brian Estes, P.E., Civil & Environmental Consultants, INC.

Property Owner:

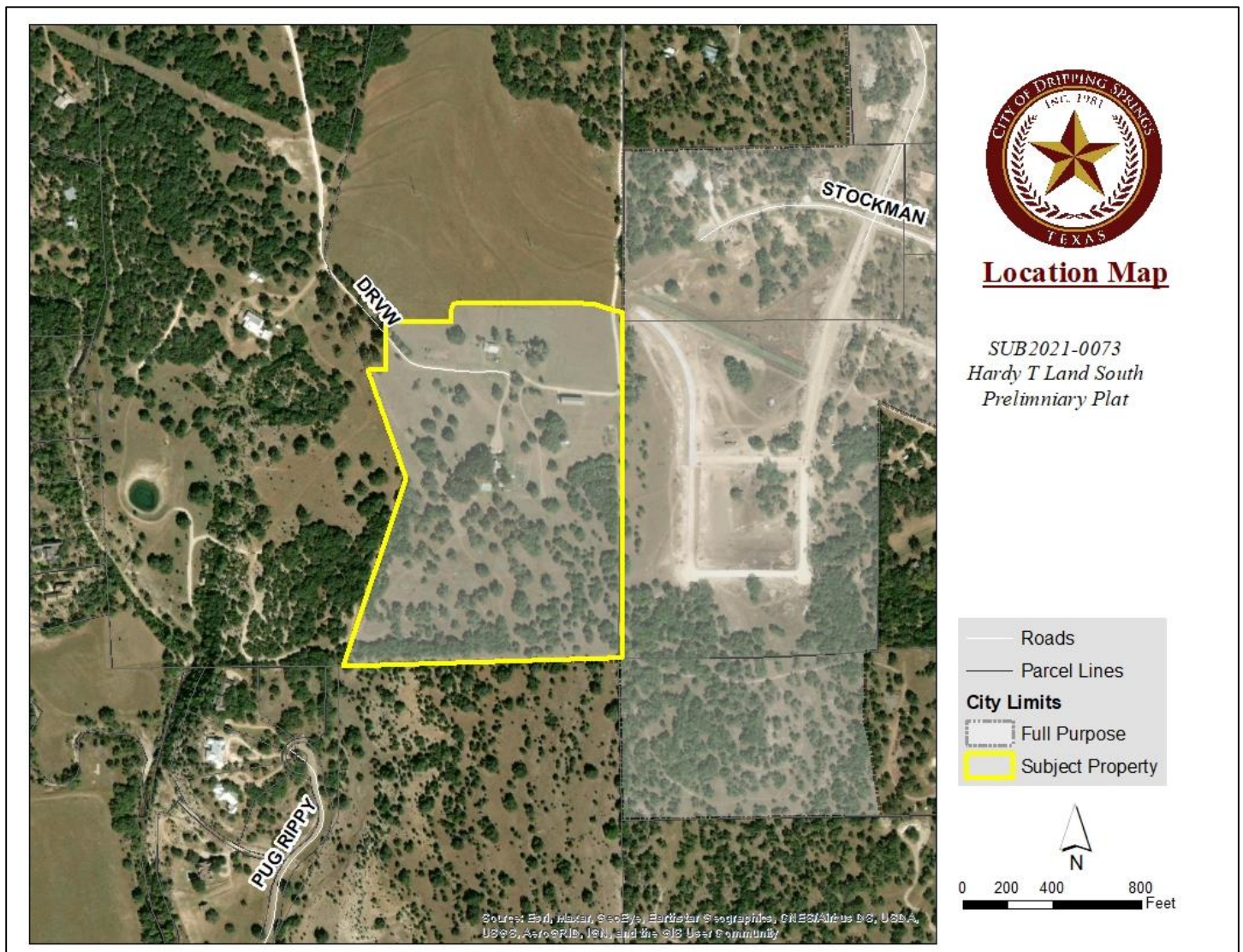
Steve Harren, Overlook at Bunker Ranch, LLC

Request:

Hardy T Land South Preliminary Plat
Approval with the following condition:

Staff recommendation:

1. Show the 15 ft waterline easement between lots 5 and 6 on sheet 2.



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Overview

This preliminary plat consists of 75 single-family lots.

Access and Transportation

Primary access to the subdivision will be through Bunker Ranch Blvd, located in Bunker Ranch Phase 3. Before approval of the final plat, the developer will be required to improve an existing secondary access to US 290.

Site Information

Location: Bunker Ranch Boulevard

Zoning Designation: SF-2

Property History

Annexation and zoning for the southern portion of the development was approved by City Council on December 7, 2021. The northern portion was annexed and zoned July 5, 2022.

Recommendation

Approval with the following conditions:

2. Show the 15 ft waterline easement between lots 5 and 6 on sheet 2.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Hardy T Land Preliminary Plat

Recommended Action	Approval with the condition listed 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