



Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: February 28, 2023
Project Number: SUB2022-0041
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

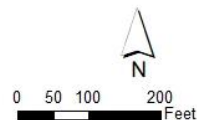
Project Name: Hays Street Subdivision Preliminary Plat
Property Location: 102 South Bluff Street
Legal Description: 1.855 Acres out of the Phillip A. Smith Survey
Applicant: Joe Grasso, P.E., Doucet & Associates
Property Owner: Tejas Heritage Homes, LLC
Recommendation: Approval with the following condition:
1. Provide documentation that LUEs have been allocated to this site.



Location Map

ZA2021-008
Hays Street Zoning Change

—	Roads
City Limits	
▭	Full Purpose
▭	Parcels
▭	Subject Property



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

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Overview

The applicant is requesting approval of a preliminary 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 condition:

1. Provide documentation that LUEs have been allocated to this site.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

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