



# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:**

December 13, 2022

**Project No:**

SUB2022-00049

**Project Planner:**

Tory Carpenter, AICP - Senior Planner

### 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:**

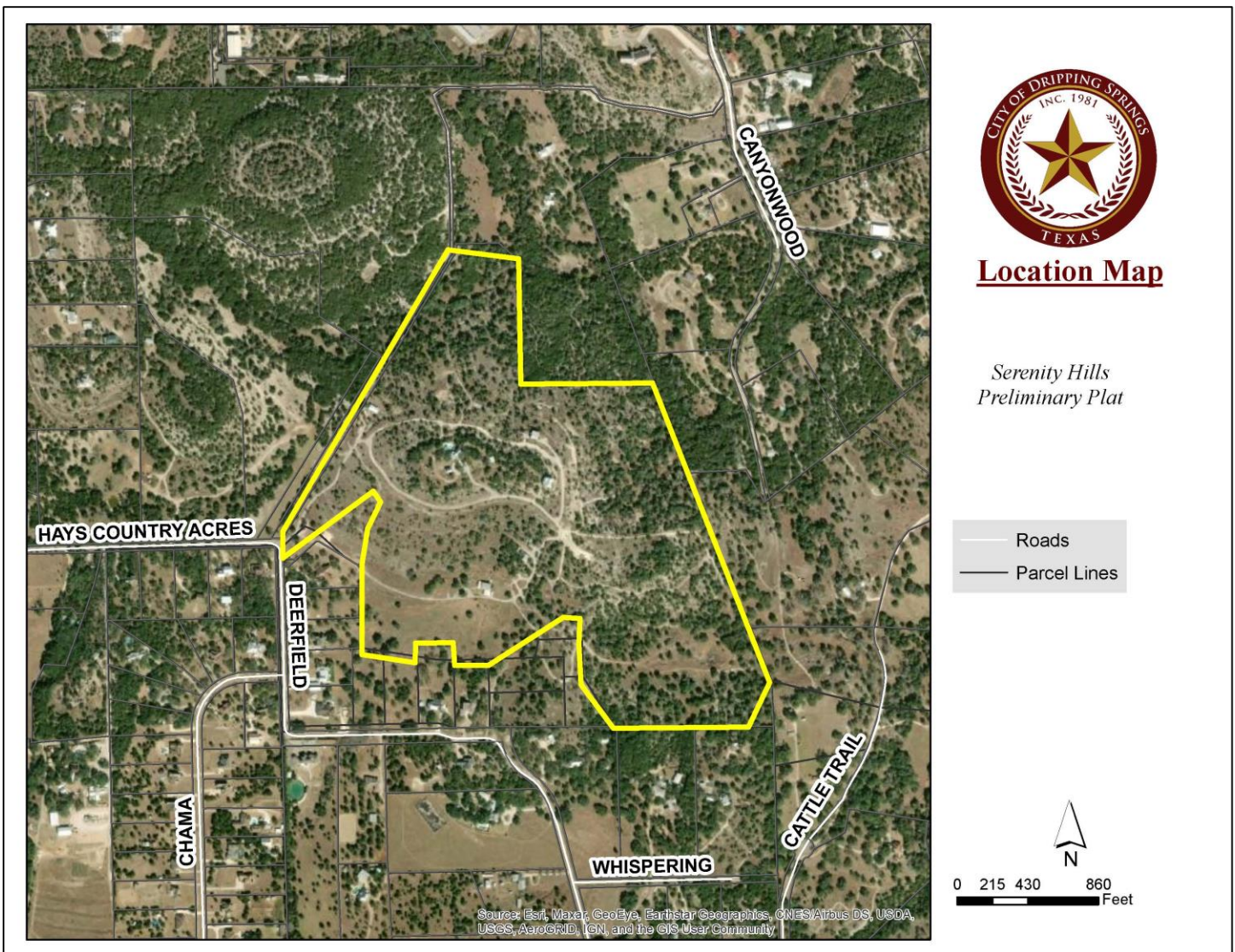
Gregg Andrulis, Civil Insite, LLC

**Property Owner:**

Avril Johnnidis, Serenity Hills Partners, LLC

**Staff recommendation:**

Denial of the Preliminary Plat based on outstanding comments



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## Overview

This preliminary plat is located within the ETJ and consists of 50 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

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

|                            |   |
|----------------------------|---|
| Recommended Action         | Denial 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   |