



# Planning and Zoning Commission

## Planning Department Staff Report

### Planning and Zoning Commission Meeting:

May 24, 2022

### Project No:

SUB2022-0019

### Project Planner:

Tory Carpenter, AICP - Senior Planner

### Item Details

#### Project Name:

Ladera Lot 2 Replat

#### Property Location:

4630 W Hwy 290

#### Legal Description:

Lot 2 of the Ladera Subdivision

#### Applicant:

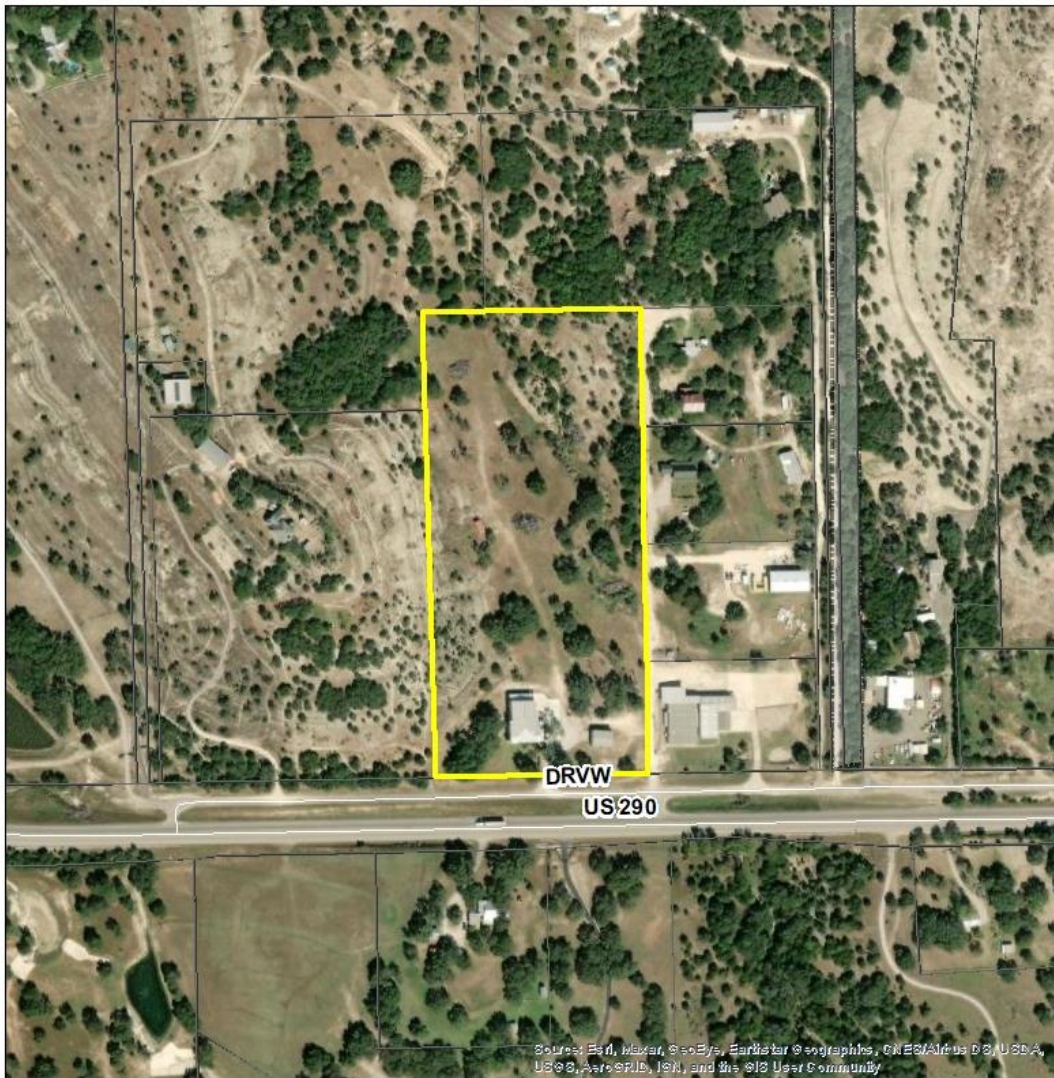
Jon Thompson

#### Property Owner:

Prostar Water

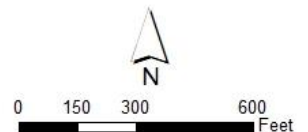
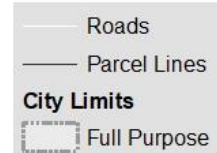
#### Staff recommendation:

Denial of the Replat based on outstanding comments



### Location Map

SUB2022-0019  
Ladera Lot 2 Replat



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## Overview

The purpose of this replat is to subdivide one existing platted lot into two commercial lots.

## Access and Transportation

Primary access to the subdivision will be along the US 290 access road.

## Site Information

**Location:** 4630 W Hwy 290

**Zoning Designation:** ETJ

## Property History

The Ladera subdivision was originally approved and recorded in November 1995.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Replat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval 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