



# Planning and Zoning Commission

## Planning Department Staff Report

### Planning and Zoning Commission Meeting:

September 26, 2022

### Project No:

SUB2021-0073

### Project Planner:

Tory Carpenter, AICP - Senior Planner

### 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:

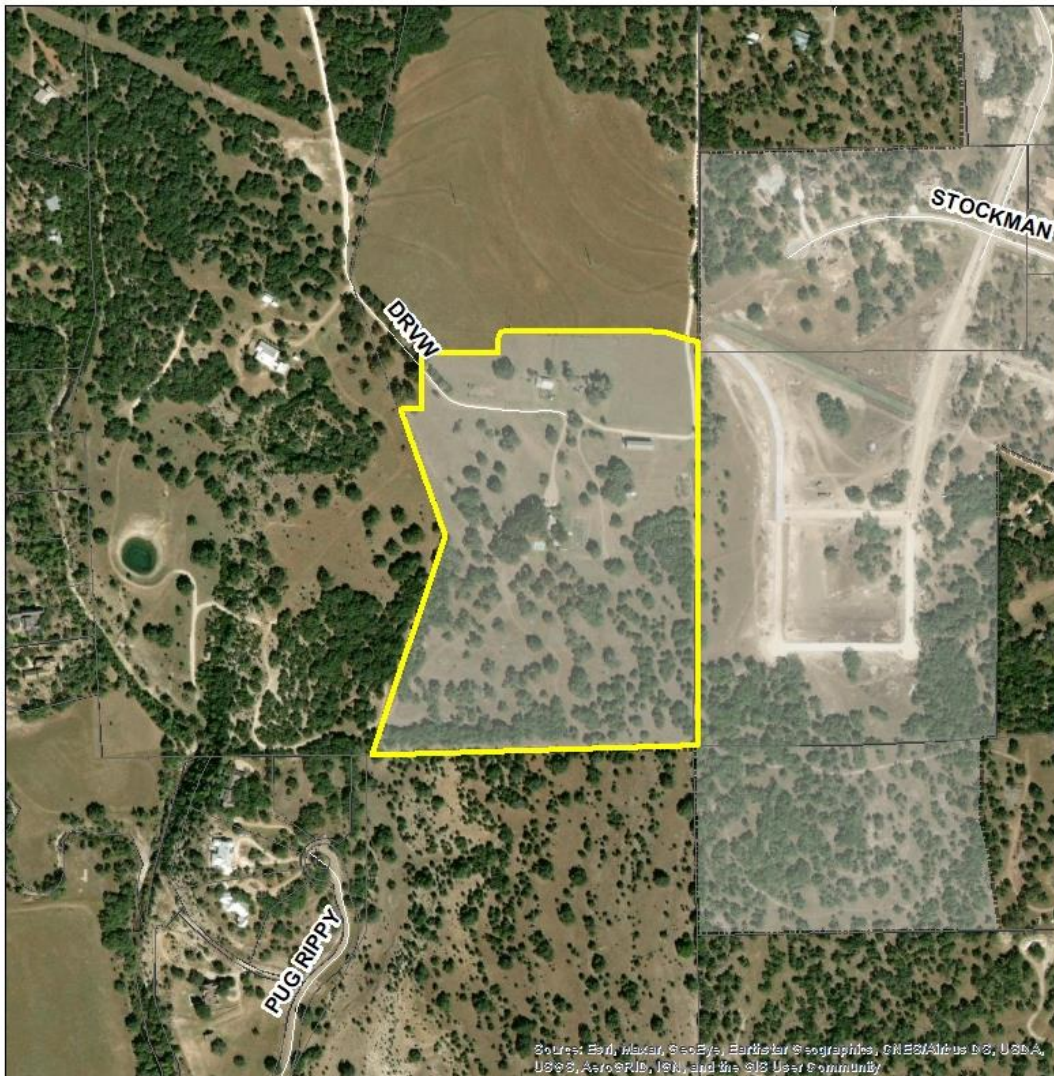
Steve Harren, Overlook at Bunker Ranch, LLC

#### Request:

Hardy T Land South Preliminary Plat

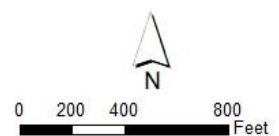
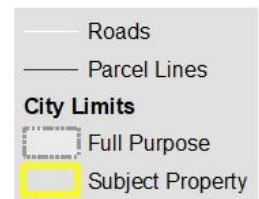
#### Staff recommendation:

Denial of the Preliminary Plat based on outstanding comments



### Location Map

SUB2021-0073  
Hardy T Land South  
Preliminary Plat



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

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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

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Hardy T Land Preliminary Plat

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