

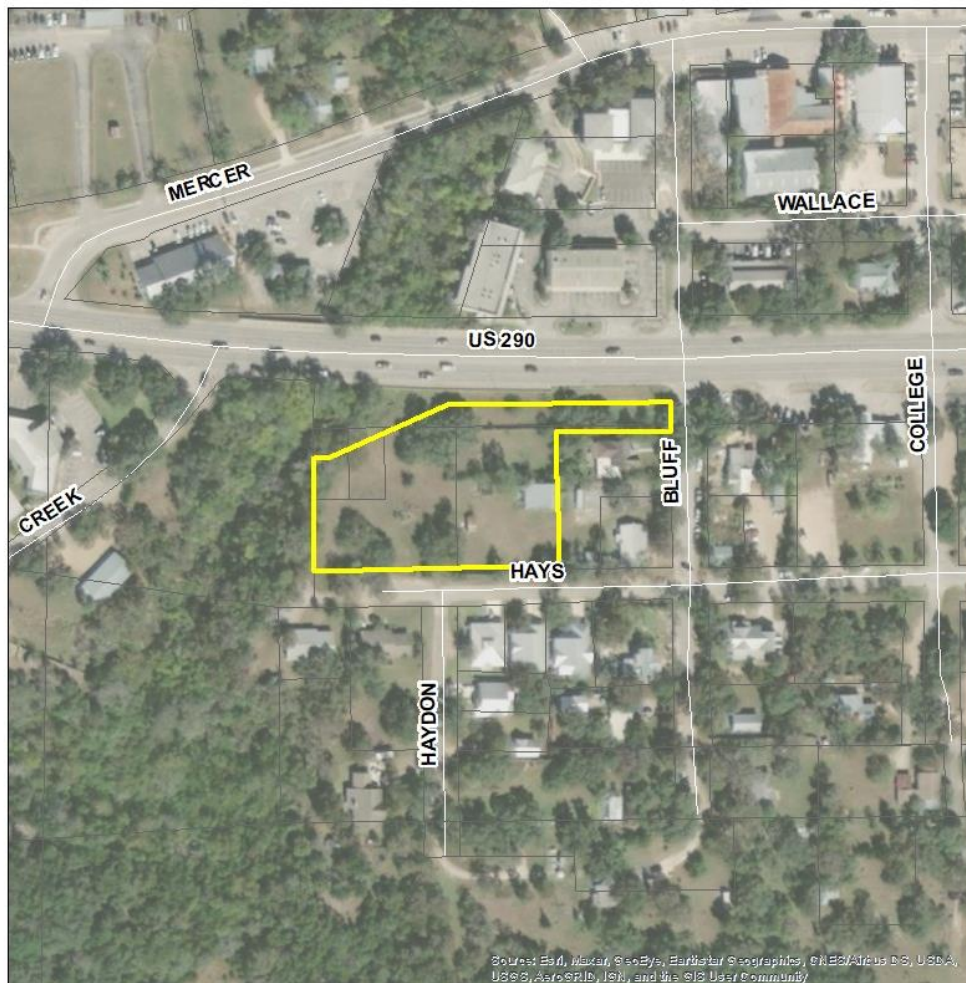


## Planning & Zoning Commission Planning Department Staff Report

**P&Z Meeting:** September 27, 2022  
**Project Number:** SUB2022-0041  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

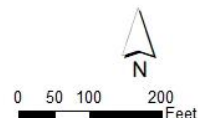
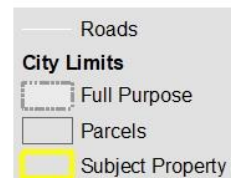
### Item Details

**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  
**Request:** A residential preliminary plat



### Location Map

ZA2021-008  
Hays Street Zoning Change



# Planning Department Staff Report

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## Overview

The applicant is requesting approval of a preliminary plat consisting of six residential lots and one open space lot.

## Action Requested

*Disapproval to address comments.*

## 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 is recommending denial to allow the applicant to address comments.

## Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

|                          |                             |
|--------------------------|-----------------------------|
| Recommended Action:      | Denial to address comments. |
| Budget/Financial Impact: | All fees have been paid.    |
| Public Comments:         | None Received at this time. |
| Enforcement Issues:      | N/A                         |