



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

January 25, 2022

Project No:

SUB2021-0073

Project Planner:

Tory Carpenter, AICP - Senior Planner

Item Details

Project Name:

Hardy T Land South Preliminary Plat

Property Location:

2901 W US 290

Legal Description:

39.341 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:

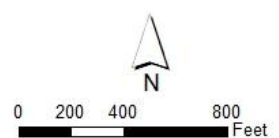
Denial of the Preliminary Plat based on outstanding comments



Location Map

SUB2021-0073
Hardy T Land South
Preliminary Plat

- Roads
- Parcel Lines
- City Limits**
- ▭ Full Purpose
- ▭ Subject Property



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Overview

This preliminary plat consists of 39 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 this development was approved by City Council on December 7, 2021.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Hardy T Land South Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

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|----------------------------|---|
| 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 |