



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

August 23, 2022

Project No:

SUB2022-0038

Project Planner:

Tory Carpenter, AICP - Senior Planner

Item Details

Project Name:

Hanelius & Peterson Subdivision Lot 11A Replat

Property Location:

449 Twin Oaks Trail

Legal Description:

Lot 11A of the Hanelius & Peterson Subdivision

Applicant:

Nash Gonzales, Lenworth Consulting, LLC

Property Owner:

William & Elizabeth Hanelius

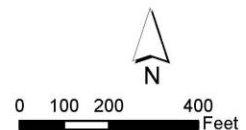
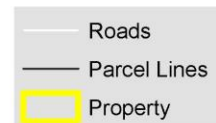
Staff recommendation:

Denial of the Replat based on outstanding comments



Location Map

*VAR2022-0004
Hanelius Replat
Frontage Variance*



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Overview

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

Access and Transportation

Both lots will eventually take access via Twin Oaks trail. However, lot 11A-1 will take its primary access via a 25' wide access easement.

Site Information

Location: 449 Twin Oaks Trail

Zoning Designation: ETJ

Property History

The original Subdivision was recorded in 1988. On June 28, 2022, the Planning & Zoning Commission approved a variance the frontage requirement which allows one of the properties to take access via an access easement.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Replat

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