

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



**December 19, 2013**

**RP13-26: proposed Replat of Lot 1 in Block 1 Highland Hills Subdivision – Phase 2**

- SIZE AND LOCATION:** 19.16 acres of land out of the John Austin Survey, A-2, located between F.M. 158 (Boonville Road) and Hillpoint Drive
- EXISTING LAND USE:** vacant acreage
- ZONING:** Planned Development – Mixed Use (PD-M)
- APPLICANT(S):** Dr. Samuel Harrison of Hy-Lay Joint Venture
- AGENT:** Gessner Engineering
- STAFF CONTACT:** Maggie Dalton, Staff Planner



**BACKGROUND AND RECOMMENDATION:**

The applicant/property owner is proposing to replat a 19.16 acre lot into two new lots (proposed Lots 1-A and 1-B) being 2.30 acres and 16.86 acres in size, respectively. The subject property is currently zoned Planned Development – Mixed Use. The purpose of this replat is to accommodate the planned development of the properties. A new sewer line to service Lot 1-A is required in conjunction with this proposed replat. No other public infrastructure improvement are necessary in conjunction with this proposed replat.

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.