

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



April 16, 2015

FP15-04: proposed Final Plat of Prostar Lane Subdivision

SIZE AND LOCATION: 5.5 acres of land out of Stephen F. Austin League No. 9, A-62 and located at the northeast corner of N. Harvey Mitchell Parkway (F.M. 2818) and Beck Street

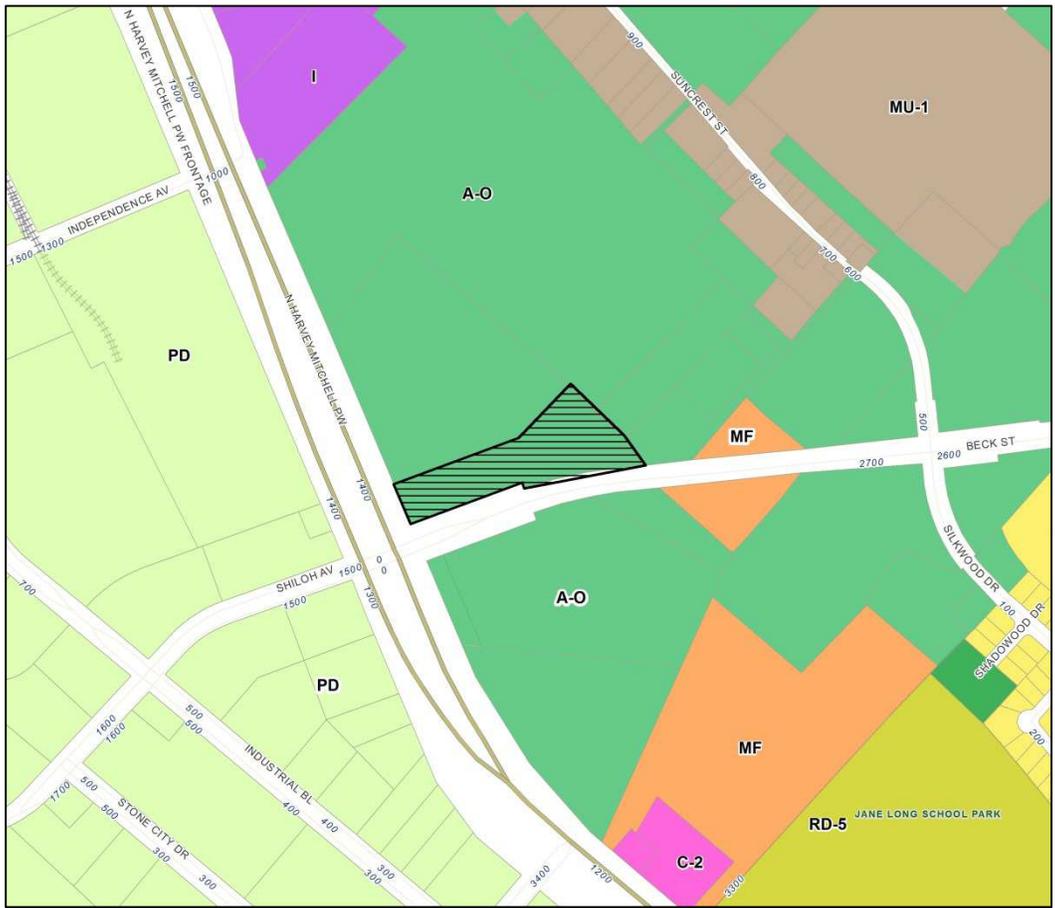
EXISTING LAND USE: vacant acreage

APPLICANT(S): Dory Howell

AGENT: Glenn Jones, J4 Engineering

STAFF CONTACT: Matthew Hilgemeier, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.



PROPOSED SUBDIVISION AND RECOMMENDATION:

This proposed final plat creates one lot consisting of 5.5 acres of land located at northeast corner of N. Harvey Mitchell Parkway (F.M. 2818) and Beck Street. The proposed lot is intended to be used for commercial development and is associated with a request to rezone the property from Agricultural – Open District (A-O) zoning classification to Commercial District (C-3) zoning classification that is also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on April 16, 2015.

The proposed final plat complies with all applicable codes and ordinances for both the current A-O zoning and the requested C-3 zoning. The Site Development Review Committee and staff recommend **approving** this proposed final plat.