

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 5-SB-25-F

Related File Number:

Application Filed: 3/17/2025

Date of Revision:

Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: South side of Hickory Creek Rd, north of Silver Chapel Dr

Other Parcel Info.:

Tax ID Number: 129 037,03702

Jurisdiction: County

Size of Tract: 71.7 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northwest County

Plan Designation: SMR (Suburban Mixed Residential), HP (Hillside Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2088 HICKORY RESERVE RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) <2.8 DU/AC

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final Plat of Reserve at Hickory Creek Unit 3
No. of Lots Proposed: 121 **No. of Lots Approved:** 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Frankie Ramos

Staff Recomm. (Abbr.): Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 11/10/2021 as Planning Case File # 11-SA-21-C and on 8/13/2020 as Planning Case File #8-SC-20-C. The vesting period for Planning Case Files 8-SC-20-C and 8-E-20-UR still applies due to the ongoing construction.

Staff Recomm. (Full):

Comments:

Action: Approved

Meeting Date: 5/8/2025

Details of Action:

Summary of Action: Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 11/10/2021 as Planning Case File # 11-SA-21-C and on 8/13/2020 as Planning Case File #8-SC-20-C. The vesting period for Planning Case Files 8-SC-20-C and 8-E-20-UR still applies due to the ongoing construction.

Date of Approval: 5/8/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: