# CASE SUMMARY

***APPLICATION TYPE: SUBDIVISION***

**FINAL PLAT**

| | | | |
|---|---|---|---|
| **File Number:** | 8-SD-23-F | **Related File Number:** | |
| **Application Filed:** | 7/18/2023 | **Date of Revision:** | |
| **Applicant:** | RYAN LYNCH SURVEYS LLC | | |

## *PROPERTY INFORMATION*

| | | | |
|---|---|---|---|
| **General Location:** | North of I-40 and West of Hopper | | |
| **Other Parcel Info.:** | | | |
| **Tax ID Number:** | 129 16413, 141 08203, 082 | **Jurisdiction:** | County |
| **Size of Tract:** | 69.92 acres | | |
| **Accessibility:** | | | |

## *GENERAL LAND USE INFORMATION*

| | | | |
|---|---|---|---|
| **Existing Land Use:** | | | |
| **Surrounding Land Use:** | | | |
| **Proposed Use:** | | **Density:** | |
| **Sector Plan:** | Northwest County | **Sector Plan Designation:** | |
| **Growth Policy Plan:** | Planned Growth Area | | |
| **Neighborhood Context:** | | | |

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

| | |
|---|---|
| **Street:** | 0 Hatmaker Ln. |
| **Location:** | |
| **Proposed Street Name:** | |
| **Department-Utility Report:** | |
| **Reason:** | |

## *ZONING INFORMATION (where applicable)*

| | |
|---|---|
| **Current Zoning:** | PR (Planned Residential) |
| **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 the Sonesta Subdivision Phase 1 Lots 1 thru 73 & 129 thru 135

**No. of Lots Proposed:** 80 **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:** Samiul Haque

**Staff Recomm. (Abbr.):** Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

**Staff Recomm. (Full):** The concept plan indicating the overall layout and design for this plat was approved on 2/11/2021 as Planning Case 12-SB-20-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

**Comments:**

**Action:** Approved **Meeting Date:** 8/10/2023

**Details of Action:**

**Summary of Action:** Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

**Date of Approval:** 8/10/2023 **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:**