

EXHIBIT PC-47-25-A
STAFF REPORT
PC-47-25

Project: Hatcher Heights Subdivision

Application Type: Final Plat

Applicant: Daniel Wolterman (T-Square Engineering)

Owner: Innovated Construction Company, LLC

Initial Submittal Date: 9/26/2025

Final Submittal Date: 10/31/2025

Tax Map: 042 **Parcels:** 017.00 and 018.00

Project Summary

Daniel Wolterman (T-Square Engineering), on behalf of Innovated Construction Company, LLC, has submitted a Final Plat for the Hatcher Heights residential subdivision that contains 29 single-family detached residential lots on 15.68 (+/-) acres. Additionally, the Hatcher Heights residential subdivision will create one (1) new public right-of-way (Hatcher Heights Drive), create five (5) open spaces and install all necessary water, wastewater, stormwater infrastructure and related easements

The property can be found on FEMA FIRM Panel No. 47187C0135F and 47187C0151F, but no portion of the development is located within a flood hazard area.

Surrounding Zoning and Land Use

The property to the north is located within Williamson County and is zoned MGA-1. The properties to the south and east are zoned RS-40 (Single Family Residential). The properties to the west are zoned RS-15. All surrounding properties contain single family residential land uses, with the properties to the west being the Pepper Tree residential subdivision development

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the two (2) parcels that contain the Hatcher Heights residential subdivision as New Residential-Medium Neighborhood. The New Residential – Medium Neighborhood classification notes the appropriate land uses are single-family detached residential, single family attached residential (limited to two-family houses), Mixed-use/Commercial/Office (TND only), Multifamily residential (TND, CS Only), and Civic/Institutional. The New Residential –

Medium Neighborhood classification lists the RS-40 and the R-20, with a PUD overlay zone district, as appropriate zoning for property within this classification. The land use, single family detached residential, is in alignment with the Fairview Forward 2040 Comprehensive Plan. The zoning of Hatcher Heights Subdivision, RS-15, is not in alignment with the Fairview Forward 2040 Comprehensive Plan but is the existing property zoning.

Staff Recommendation:

Staff recommends the Planning Commission approve the Final Plat for the Hatcher Heights residential subdivision in order to create 29 single-family detached residential lots, create one (1) new public right-of-way, create five (5) open spaces and install all necessary water, wastewater, stormwater infrastructure and related easements as resubmitted on October 31, 2025.