

Plat - Final
PC-18-35_03

Trace Subdivision
PID Phase 1B



Summary

Request:	Consideration of a Final Plat with 2 landscape lots		
Applicant:	Caren L. Williams-Murch 2 Venture Suite 350 Irvine, CA 92618	Property Owner:	Highpointe Trace, LLC. 2 Venture Suite 350 Irvine, CA 92618
Parkland Required:	N/A	Utility Capacity:	Adequate
Accessed from:	S IH 35	New Street Names:	Van Horn Trace

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report		

Property Description

Location:	IH 35 South of Posey Road		
Acreage:	3.348 acres	PDD/DA/Other:	Ord. # 2015-42
Existing Zoning:	GC, General Commercial	Preferred Scenario:	Employment Center
Proposed Use:	Road		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Vacant	Employment Center
South of Property:	CC	Vacant	Employment Center
East of Property:	MF-24	Vacant	Medium Intensity
West of Property:	ETJ	Vacant	Employment Center

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Tory Carpenter, CNU-A		Title : Planner		Date: August 9, 2018	

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Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u>X</u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
		<u>N/A</u>	The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.