

Plat - Final
PC-20-68

Trace Planning Area 6A
Section D



Summary

Request:	Consideration of a Final Plat with 25 single family lots and two open space lots.		
Applicant:	Caren L Williams-Murch 530 Technology, Ste 100 Irving, CA 92618	Property Owner:	HighPointe Trace, LLC 530 Technology, Ste 100 Irving, CA 92618
Parkland Required:	N/A	Utility Capacity:	By Developer
Accessed from:	William Moon Way	New Street Names:	None

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:	William Moon Way and Snowbell Street		
Acreage:	4.243 acres	PDD/DA/Other:	Ord. # 2019-43
Existing Zoning:	SF-6	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family		
CONA Neighborhood:	N/A	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	SF-6	Single Family	Low Intensity
South of Property:	SF-6	Single Family	Low Intensity
East of Property:	SF-6	Single Family	Low Intensity
West of Property:	SF-6	Rodriguez Elementary	Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Tory Carpenter, AICP, CNU-A					
Title : Planner				Date: February 3, 2020	



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; <i>There is an approved preliminary plat for this property.</i>
<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; <i>Public improvements for these lots have been constructed and accepted.</i>
		<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; <i>Public improvements for these lots have been constructed and accepted.</i>
<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. <i>The property is not in the extraterritorial jurisdiction.</i>