

# Plat - Final PC-21-10

## Trace PA 2B Section D



### Summary

<b>Request:</b>	Consideration of a Final Subdivision Plat with 66 total lots (62 single family lots and 4 open space lots)		
<b>Applicant:</b>	Caren Williams-Murch 2 Ventura, Suite 350 Irvine, CA 92618	<b>Property Owner:</b>	Highpoint Trace, LLC 2 Ventura, Suite 350 Irvine, CA 92618
<b>Parkland Required:</b>	N/A	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	Camino Verde and Sage Meadows Drive	<b>New Street Names:</b>	Camino Verde Rosa Road Paul Pena Drive Jane Long Drive

### Notification

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

### Property Description

<b>Location:</b>	Intersection of Camino Verde and Sage Meadows Drive		
<b>Acreage:</b>	14.660 acres	<b>PDD/DA/Other:</b>	Ord. # 2015-042
<b>Existing Zoning:</b>	Single-Family "SF-6"	<b>Preferred Scenario:</b>	Low Intensity
<b>Proposed Use:</b>	Single Family and Open Space		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	5

### Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Single-Family "SF-6"	Single Family	Low Intensity
<b>South of Property:</b>	Single-Family "SF-6" and Extraterritorial Jurisdiction "ETJ"	Vacant	Low Intensity
<b>East of Property:</b>	Single-Family "SF-6"	Single Family	Low Intensity
<b>West of Property:</b>	Single-Family "SF-6"	Vacant	Low Intensity

### Staff Recommendation

<input checked="" type="checkbox"/> <b>Approval as Submitted</b>	<input type="checkbox"/> <b>Approval with Conditions / Alternate</b>	<input type="checkbox"/> <b>Denial</b>
<b>Staff:</b> Andrea Villalobos, AICP, CNU-A <b>Title :</b> Planning Manager <b>Date:</b> October 21, 2021		

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**History**

The proposed plat is part of the Trace Planned Development District (PDD).

**Additional Analysis**

All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u><b>N/A</b></u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u><b>X</b></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><b>X</b></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><b>X</b></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><b>X</b></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><b>N/A</b></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.