



Legislation Text

File #: PC-17-07_03, **Version:** 1

AGENDA CAPTION:

PC-17-07_03 (Trace PID Phase 1A Final Plat) Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, for approval of a Subdivision Improvement Agreement and Final Plat for approximately 5.459 acres, more or less, out of the William Van Horn Survey No. 18, Abstract No. 464 located near the intersection of Posey Road and Coffee Road. (A. Villalobos)

Meeting date: November 14, 2017

Department: Planning and Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL: n/a

COMPREHENSIVE PLAN ELEMENT(s): n/a

BACKGROUND:

The subject property is part of the Trace Planned Development District “PDD” and has a base zoning of Single Family “SF-6”. This section of the development reflects the first phase of the extension of Esplanade Parkway through the development. The Plat also includes “Landscape Lots” which will include entryway features such as public sidewalks, landscaping, and monumentation along the parkway to be maintained by the owner. License Agreements have been submitted for these Landscape Lots to allow irrigation lines for landscaping within the public right-of-way.

City water and wastewater lines will be extended through Esplanade Parkway and Rollingwood Drive. Single family homes will be constructed along both streets as well as an amenity area along Rollingwood Drive

The developer intends to post surety for the public improvements in order to record the plat prior to completion of those improvements which include water, wastewater, and streets. A Subdivision Improvement Agreement has been attached to this report.

Staff has reviewed the request and is recommending **approval** of this final plat as submitted.