



Legislation Text

File #: PP17-0015, **Version:** 1

Planning Report

PP17-0015 / Hercules West Addition

City Council District 2

Planning & Zoning Commission

September 13, 2017

REQUEST:

Consider a request by Sherman Crossing Development, LLC for approval of a preliminary plat of the Hercules West Addition. The 9.95 acre site is generally located on the north side of Hercules Drive, approximately 1,700 feet west of Sherman Drive. (PP17-0015, Hercules West Addition, Julie Wyatt).

ZONING:

Neighborhood Residential 6 (NR-6) District

NUMBER OF LOTS:

58 Residential lots in two phases

BACKGROUND:

The purpose of the request is to revise a preliminary plat (PP17-0004) for Hercules West Addition which was approved by the Planning and Zoning Commission on May 10, 2017. The previously approved preliminary plat included 58 residential lots to be developed in one phase. The proposed revision includes 58 residential lots to be developed in two phases, with 40 lots proposed for Phase 1 and 18 lots proposed for Phase 2. A final plat for Phase 1 (FP17-0018) is being considered concurrently with this preliminary plat application.

STAFF RECOMMENDATION:

The technical requirements of the plat have been met, and the plat is in order as submitted. The proposed plat complies with all subdivision regulations, and staff recommends approval.

EXHIBITS:

- Preliminary Plat

Respectfully submitted:

Shandrian Jarvis, AICP

DRC Administrator

Prepared by:

Julie Wyatt

Senior Planner