



## Legislation Details (With Text)

**File #:** PP17-0002    **Version:** 1    **Name:**  
**Type:** Planning and Zoning Commission  
**File created:** 9/1/2017    **In control:** Planning and Zoning Commission  
**On agenda:** 9/13/2017    **Final action:**  
**Title:** Consider a request by Carmel Villas, LLC for approval of a Preliminary Plat of the Townhomes at Denton Addition, Phases 1 and 2. The approximately 34 acre site is generally located north of Pockrus Page Road, approximately 1,065 feet east of the I-35E Service Road. (PP17-0002, Carmel Villas, Julie Wyatt).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Plat

Date	Ver.	Action By	Action	Result
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### Planning Report

PP17-0002 / Carmel Villas

City Council District 1

Planning & Zoning Commission

September 13, 2017

### REQUEST:

Consider a request by Carmel Villas, LLC for approval of a Preliminary Plat of the Townhomes at Denton Addition, Phases 1 and 2. The approximately 34 acre site is generally located north of Pockrus Page Road, approximately 1,065 feet east of the I-35E Service Road. (PP17-0002, Carmel Villas, Julie Wyatt).

### ZONING:

Regional Center Commercial Downtown (RCC-D) and Regional Center Residential 1 (RCR-1) Districts

### NUMBER OF LOTS:

410 residential lots, 44 common area lots, and one commercial lot

### BACKGROUND:

The purpose of the preliminary plat is to create 410 residential lots, 44 common area lots, one commercial lot, and a private street system to develop the site with a townhome development. The subject property includes two previously platted lots known as Lot 2, Block A of the Flowers Food Addition and Lot 1, Block A of the Brier Addition. In order to approve the proposed preliminary plat, the with the prior to development, approval of a final plat is required.

### 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:**

- Plat

Respectfully submitted:  
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DRC Administrator

Prepared by:  
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