



## Legislation Text

---

**File #:** FP16-0037, **Version:** 1

---

### **Planning Report**

**FP16-0037 / Beaver Creek Phase 2**

**City Council District 2**

**Planning & Zoning Commission**

**February 8, 2017**

### **REQUEST:**

Consider a request by LGI Homes - Texas, LLC for approval of a Final Plat of Beaver Creek Phase 2. The 15 acre site is generally located north of North Loop 288, approximately 1,200 feet west of Stuart Road (FP16-0037, Beaver Creek Phase 2, Julie Wyatt).

### **ZONING:**

Neighborhood Residential 4 (NR-4) District

### **NUMBER OF LOTS:**

60 residential lots and 4 open space lots.

### **BACKGROUND:**

The purpose of the Final Plat is to create 60 residential lots and 4 open space lots to develop Phase 2 of the Beaver Creek Addition with single-family residential uses and associated common areas. The proposed Final Plat conforms to the Preliminary Plat approved on April 27, 2016.

### **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:  
Shandrian Jarvis, AICP  
Development Review Committee Administrator

Prepared by:  
Julie Wyatt  
Senior Planner