



Legislation Text

File #: PP17-0002, **Version:** 1

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:
Shandrian Jarvis, AICP
DRC Administrator

Prepared by:
Julie Wyatt
Senior Planner