



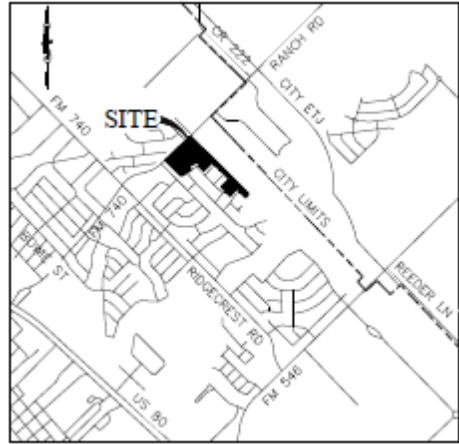
## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> February 4, 2021	<b>Submitted by:</b> P. Morgan
<b>Item Title:</b>	
Discuss and consider approval of a preliminary plat for Park Trails, Phase 4.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Preliminary Plat

**Item Summary:**

Mr. Craig Smiley, representing the property owner, requests approval of the preliminary plat for Park Trails, Phase 4. The purpose of the preliminary plat is to establish the boundaries and easements necessary for the continued development of the single-family residential subdivision.

**Image 1: Location Map**



**Current Standards:**  
The 19.753-acre property is currently vacant and undeveloped. The property is located east of Ranch Road and south of Longhorn Lane.

**Preliminary Plat:**  
The preliminary plat consists of thirty-seven (37) single-family lots and two (2) HOA lots. The plat is designed in compliance with the Park Trails Planned Development.

The development standards include SF-8 as the base zoning district. The average lot area for this plat is 10,514 square feet and the current average lot size for the entire subdivision is 9,626 square feet.

**Staff Recommendation:**  
Staff recommends approval of this request, as presented. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.