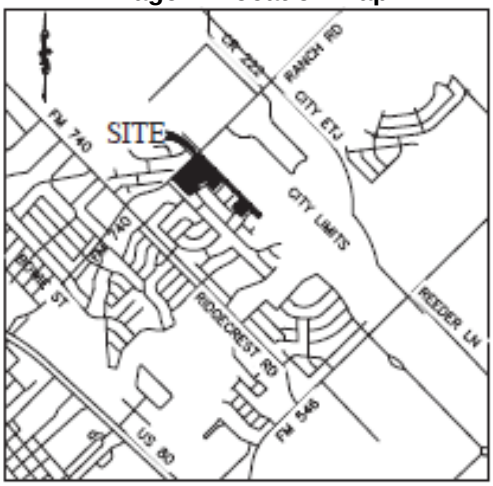
Planning and Zoning Commission
Agenda Item
Summary Report

Meeting Date: November 4, 2021	**Submitted by:** A.C. Dixon
Item Title:	
Discuss and consider approval of a final plat for Park Trails, Phase 5.	
Public Hearing Item [ ] **Consent/Action Item [X]**	**Documentation Attached:** Final Plat
Item Summary:	

Ms. Karen Sites, representing the property owner, requests approval of the final plat for Park Trails, Phase 5. The purpose of the final 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 46.8-acre property is currently vacant and undeveloped. The property is located east of Ranch Road and north of Longhorn Lane. The property is zoned within the Park Trails planned development (Ordinance 1082), approved by City Council on July 29, 2003.

Final Plat:
The final plat consists of 109 residential lots and 7 open space lots. The development standards include single-family (SF-8) as the base zoning district, but this phase exceeds all of the minimum size requirements. The minimum lot area for this phase is 9,500 square feet. All lots are larger than 9,500 square feet and a majority of the lots are over 10,000 square feet.

Staff Recommendation:
Staff recommends approval of this request.