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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Lidon Pearce, Senior Planner

**MEETING:** January 17, 2023

**SUBJECT:**

**Sherwood Forest Estates addressed as 3301 FM 731 (Case 22-142):** Consider approval of a final plat for Sherwood Forest Estates, Lots 1-24, Block 1. (*Staff Presenter: Lidon Pearce, Senior Planner*)

**SUMMARY:**

On October 3, 2022, an application for a Final Plat, including 28.245 acres, was submitted by Alton Isbell representing Sendero Oaks LLC. The Sherwood Forest Estates development contains 23 residential lots and 1 HOA lot dedicated as a draining easement within the Extra Territorial Jurisdiction (ETJ) of the City of Burleson.

The preliminary plat and associated street waivers were approved by City Council on February 7, 2022. The plat is administratively complete and meets the requirements of Appendix A – Subdivision and Development Regulations.

**ENGINEERING:**

Roadways

Have been constructed in accordance with previously approved City Council waivers.

Utilities

The property is served by the Bethesda Water Supply Corporation. Individual lots will contain septic systems.

Drainage

Detention is required for developments 1 acre in size or larger. The applicant has submitted preliminary detention calculations. An additional drainage easement has been added to Lot 12.

**OPTIONS:**

- 1) Approve the final plat; or

- 2) Deny the final plat

**RECOMMENDATION:**

Approve the final plat for Sherwood Forest Estates (Case 22-142)

**FISCAL IMPACT:**

None.

**STAFF CONTACT:**

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