



STAFF REPORT

MEETING DATE: July 27, 2026

MEETING TYPE: Planning & Zoning

SUBMITTED BY: Blake Moore

AGENDA CAPTION: Discuss and consider a Preliminary Plat for Phase B of the LGI development proposing 67 Single Family Lots on 15.17 acres located at 1600 Lancaster Hutchins Rd. LGI HOMES-TEXAS, LLC, IS THE OWNER OF A 15.176 ACRE TRACT OF LAND, SITUATED IN THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS, LLC IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202100341224, OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

Presented by: Chief Building Official Blake Moore

Background Information

The subject property is located at 1600 Lancaster-Hutchins Road and is currently not developed. The application identifies the property as Planned Development zoning and lists Pape-Dawson Consulting Engineers, LLC as the applicant and LGI Homes-Texas, LLC as the owner.

The proposed phase is adjacent to the previously platted Southaven Phase A on the east. The plat extends the residential street and utility network through Cedar Street and Cypress Avenue and establishes Primrose Street and Lavender Road within Phase B.

The submitted 2025 tax statement is for the larger parent tract and reflects a zero balance due as of June 30, 2026. A current tax certificate specific to the tract being finally platted will be required at the final plat stage.

Project Data

Item	Submitted Information
Gross tract area	15.176 acres / 661,059 square feet
Right-of-way dedication	2.818 acres
Net acreage	12.358 acres
Residential lots	67 lots / 10.973 acres

Common area	1 HOA lot (Lot 44X, Block M) / 1.385 acres
Gross density	4.415 lots per acre
Minimum lot size shown	55 feet x 120 feet / 6,600 square feet
Minimum dwelling size shown	1,250 square feet
Maximum lot coverage shown	91 percent
Setbacks shown	25-foot front; 20-foot rear; 5-foot interior side; 15-foot street side
Blocks	M, N, P, and Q
Streets within phase	Cedar Street, Primrose Street, Lavender Road, and Cypress Avenue

Staff has reviewed the Preliminary plat and all corrections requested have been made. This project complies with the future land use map and comprehensive plan.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff Recommend Approval Of The Preliminary Plat

Supporting Documentation and Attachments

Southaven Phase B Preliminary Plat

2025 Tax Statement

